

Master Plan Map Comments for
Planning District 7

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order
(PD X- X)
- c. Multiple Amendments

PD 7-1 R

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August 5, 2011

City of New Orleans Planning Commission
1340 Poydras Street, 9th Floor, Suite 900
New Orleans, Louisiana 70112
Attn.: Mr. Stephen Kroll

Re: Re-zoning of 2619-25 St. Roch Avenue (Lots 23 and 24, Square 1493 bb
Music, Law, St. Roch and Florida)

Dear Mr. Kroll:

The current tenant occupying my property above owns Ad Gas, a fabricator of barbecue grills and gas burners and stoves and other equipment for barbecuing and outdoor cooking. He owns the building directly behind mine at 2626 Music Street, where his offices are located. He leases my building for the additional space he requires. I believe that the two buildings were originally one since there is a door between the buildings.

His enterprise is not consistent with the present projected zoning of the property under the new proposed ordinance. It is also not consistent with any of the former uses of the building, which has previously been used for an Electrical Contracting Company, a General Contractor, a fabricator of Corian products and now the manufacture of Barbecue stoves, grills and other barbecue equipment. As it appears from the photos, this property is not suitable for use as retail space but is only suited for manufacturing. To change the zoning to anything less would result in the vacancy of the building in the long run and an extreme financial hardship to me.

Please change the proposed zoning to enable the continuance of the use of this property for the purposes for which it has always been used.

Sincerely,

AJC/ad

A. J. Capritto

PD 7-2R



BYWATER NEIGHBORHOOD ASSOCIATION
PO Box 3191 New Orleans, LA 70177 bywaterpresident@yahoo.com www.bywater.org

August 3, 2011

Via First-Class Mail and E-Mail

Kristin Gisleson Palmer
Councilmember, District C
City Hall
1300 Perdido Street, Room 2W70
New Orleans, Louisiana 70112

Re: Amendment of Future Land-Use Map for District C, Planning District 7,
Bywater Neighborhood

Dear Councilmember Gisleson Palmer:

The Bywater Neighborhood Association ("BNA") hereby requests that you offer an amendment to the Future Land-Use Map for the Bywater Historic District to provide for medium residential and mixed-used land use for the Bywater neighborhood. Specifically, the BNA requests that you offer an amendment that would reclassify residential land use for Bywater from pre-war residential low density to **Pre-War Residential Medium Density**; change mixed-use low density to **Mixed-Use Medium Density**; and, change the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status to **Mixed-Use Medium Density**.

What we stand to lose:

Last year, before the Master Plan was adopted by the City Council, residents and property owners in Bywater requested the City Planning Commission and then the City Council to provide for medium residential and mixed-use density in Bywater. Letter to Yolanda Rodriguez from Mary Ann Hammett, et. al., dated April 5, 2010; In the Matter of Master Plan for the City of New Orleans, Louisiana, M-10-186, Petition of Smart Growth Bywater for Amendment to Master Plan of the City of New Orleans, Louisiana, July 2010. Those residents and property owners recognized the need for growth in the neighborhood, citing the many benefits that could be derived from increasing density, and knew that maintaining the status quo could not achieve that goal. They cited numerous studies, experts' opinions, and sound planning principles in support of their requests. They referred to the Planning Commission's own findings that Bywater is part of an historic urban core of neighborhoods that were populated around the same time; that have similar land uses, architectural characteristics, block and lot size; and that have residential and commercial uses interwoven on the same city streets. They noted, however, that these neighborhoods were not treated similarly in regards to density -- the Faubourg

Marigny having medium density and Bywater, separated from Marigny by a railroad track, having low density.¹

Although last year's BNA Board did not support the call for medium density in Bywater, it wanted all of the benefits that could be derived from increased density. Letter to City Planning Commission from John Guarnieri, Chair, Board of Directors, dated June 15, 2010. This year's Board, however, has a new mandate – that of seeking to achieve medium density for the neighborhood so that Bywater may become a truly walkable, sustainable neighborhood with much-needed goods and services available to our residents.²

We are working hard to get a Canséco's grocery store on St. Claude in Bywater. Our efforts, however, are being stymied by lack of population. Mr. Canséco now has in hand a market survey that indicates that, given the population in the market area, the likely monthly income from the new store would be a little over half of what he needs to make it worth-while for him to open. Of course, we will be doing everything we can to make a Bywater grocery a reality, but we believe that medium density can go a long way in helping us achieve our goal.

In addition, as you are aware, we are working diligently to bring the N. Rampart/St. Claude streetcar line to Poland Avenue. As you are also aware, the Poland Avenue extension was not included in the Tiger grant application. We understand that the reason for this omission was that the population in the target area did not justify the investment. Again, medium density can make a difference in our efforts going forward.

Finally, as you probably have read, we are at risk of losing our post office because of lack of population. Medium density might help persuade the Post Office to delay a decision.

¹ We are aware that, in an e-mail sent August 2, 2011, to Chris Lorenzen, BNA President, and copied to you, members of your staff, and City Planning Commission staff, Chris Costello, President of the Faubourg Marigny Improvement Association, asserts that our decision to request medium density in Bywater was based, in part, on what the BNA Board "perceived to be a similar land use change in the Marigny." The Marigny land-use change, however, is not "perceived;" it is fact. The Future Land-Use Map for Planning District 7, adopted by the City Planning Commission and the City Council, shows the Historic Districts of Tremé and Marigny, including the rectangle, as being medium residential density.
https://www.communicationsmr.com/projects/1371/docs/District%207%20062210_adoption_11x17.pdf.

² In his e-mail, Mr. Costello notes that, "[I]n Marigny, we have decided to keep our density within the design parameters of our neighborhood (low)" and suggests that we do the same. What Mr. Costello has decided is best for Marigny, however, has no bearing on what is best for Bywater. Our residents' desire for the benefits that increased density in our neighborhood can bring informs the BNA Board's actions.

Why mixed-use medium density is necessary for parcels zoned for non-residential use and those with non-conforming commercial use status:

There is at least one parcel in Bywater that is currently zoned for non-residential use that, in the Future Land-Use Map, is depicted as being for residential use. The parcel located at 3828-40 Dauphine Street and 734 Alvar Street was recently re-zoned from RD-3, one- and two- family residential, to B1-A, Neighborhood Business. It appears inadvertent that this parcel is presently shown on the land-use map as residential.³ Other parcels, currently zoned residential and depicted on the land-use map as residential, are the sites of on-going businesses. Examples of such non-conforming commercial use include Markey's Bar at the corner of Louisa and Royal, The Country Club at 634 Louisa, two parcels at the corner of Clouet and N. Rampart, and Vaughan's at 800 Lesseps Street.

Why are we concerned? At the Council's regular meeting on Thursday, July 21, 2011, in Zoning Docket No. 31/11, the City Council accepted the City Planning Commission's recommendation for denial and denied David G. Millaud's request for a Zoning Change from an RS-1 Single-Family Residential District to a B-1 Neighborhood Business District because the land-use map showed that parcel as being for residential use only. The parcel had enjoyed non-conforming business use status for years, but that status was lost after a more than 6-month's period of being vacant after Katrina. According to Councilmember Guidry, the applicant would have to seek an amendment to the Master Plan to provide for non-residential land use before seeking a change in zoning. In that instance, the applicant could request an amendment to the Future Land-Use Map, since the amendment process had just opened up. But, after August 5, 2011, the deadline for requesting map changes to the Master Plan, that remedy will not be available for another year, if then.

It appears, then, that the City Planning Commission and the City Council intend to construe the Future Land Use-Maps strictly as dictating what zoning can be allowed. As the case of Dr. Millaud's request for a zoning change after the non-conforming use had expired illustrates, failure to identify current land use on the Future Land-Use Maps will create more problems for City Planning and the Council, especially if the City must endure another Katrina-like event and/or the fiasco of the State's Road-Home program. The Master Plan and accompanying Future Land-Use Maps were supposed to simplify land-use and zoning issues, not complicate them. Thus, we ask that you offer an amendment to the Future Land-Use Map for the Bywater Historic District that changes the designation of all parcels currently zoned for non-residential use or currently being used for non-residential purposes from low density residential to medium density mixed-use.

For the foregoing reasons, we respectfully request that you submit an amendment to the Future Land-Use Map for the Bywater Historic District reclassifying residential land use for Bywater from pre-war residential low density to Pre-War Residential

³ After residents and property owners raised the issue during the Master-Plan adoption process, the Future Land-Use Map for Bywater was changed to reflect commercial-type zoning designations.


Councilmember Kristin Gisleson Palmer

August 3, 2011

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Medium Density; changing mixed-use low density to Mixed-Use Medium Density; and changing the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status to Mixed-Use Medium Density.

Respectfully submitted,


John Guarnieri, Chair
Board of Directors

cc: Yolanda Rodriguez, Director
City Planning Commission

PD 7-2R

delivered via email
August 3, 2011

Dear Councilmember Gisleson Palmer,

Smart Growth Bywater strongly supports the BNA request that you offer an amendment to the Future Land-Use Map for the Bywater Historic District. We agree with the BNA Board that the amendment should reclassify residential land use for Bywater from pre-war residential low density to Pre-War Residential Medium Density; change mixed-use low density to Mixed Use Medium Density; and change the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial status to Mixed-Use Medium Density.

The current low density designations support the "suburbanization" of the Bywater urban neighborhood. This works against the desire of residents to create a sustainable, walkable community.

Increasing density would decrease the city's cost per capita for services and infrastructure maintenance, and would increase its potential property and commercial tax base. Increasing population will bring amenities like a decent grocery store to the area; will help prevent vital services like the Poland Ave. Post Office from closing; and will increase the possibility of transportation options like the street car extension to Poland Ave and more.

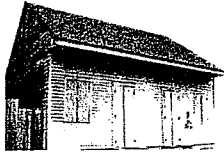
Smart Growth Bywater is aware that some residents are fearful of an increase in density. However, we are confident that zoning restrictions will allow an increase in density only where it is appropriate.

Bywater has become a beneficiary of the New Orleans "brain gain." Increasing density can only reinforce this trend by driving goods, services and transportation options to the community, making it more likely for people to want to live, work and stay here.

Respectfully,

Smart Growth Steering Committee Members

Lisanne Brown	Carolyn Leftwich
John Costa	Cam Mangham
Shea Embry	John Messinger
Ann Joines	



BYWATER NEIGHBORHOOD ASSOCIATION
PO Box 3191 New Orleans, LA 70177 bywaterpresident@yahoo.com www.bywater.org

PD 7-2R
+
Multi

December 15, 2011

Via Hand-Delivery and E-Mail

Ms. Yolanda Rodriguez, Director
City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

Re: Comments on Proposed Amendments to Master Plan
Bywater Neighborhood

Dear Ms. Rodriguez:

The Bywater Neighborhood Association ("BNA") submits the following comments and requests regarding the proposed amendments to the Master Plan for the Bywater neighborhood:

I. Medium Density for Bywater/ PD 7 - 2.R

Councilmember Kristin Gisleson Palmer proposed a change from low to medium density for residential and mixed-use parcels in Bywater and a change in the designations of all parcels currently designated low-density residential but zoned for non-residential use and those currently having non-conforming commercial use status to mixed-use medium density at the request of the BNA. Our request was supported by Richard Campanella, a geographer and Associate Director of the Center for Bioenvironmental Research at Tulane and Xavier Universities, and the author of a white paper titled "Above-Sea-Level New Orleans, The Residential Capacity of Orleans Parish's Higher Ground." Mr. Campanella's communication in support of the BNA's request is attached hereto as Attachment A and is incorporated herein by reference. The reasons for the BNA's request and our supporting arguments follow:

A. The BNA's vision for Bywater.

We have a vision for Bywater. Imagine a neighborhood where there are cradle-to-grave housing options that cater to different needs as one grows older. Where, when one can no longer drive because of health, age or financial reasons, one can walk to fulfill needs because there are safe streets filled with people and places to walk to. Imagine a neighborhood where housing options cater to different types of households -- singles, couples with children, empty nesters -- and different income levels. This neighborhood could be Bywater.

B. Bywater's need for goods and services.

Bywater just lost the opportunity for a grocery – something the neighborhood sorely needs. Sinesio Canseco had planned to open a full-service grocery at 4000 St. Claude. Unfortunately, a market analysis prepared by David J. Livingston of DJL Research, dated May 31, 2011, indicates that there are not enough people in the market area to support the grocery. Without assistance from the Landrieu administration, which was not forthcoming, Mr. Canseco could not take the risk of opening a grocery.

Bywater was not always so sparsely populated or bereft of goods and services. Populated during the 1800s on high ground abutting the Mississippi River, Bywater was once a walkable, mixed-use, sustainable neighborhood, with most blocks having at least one grocery store or shop with the owner and his extended family living upstairs or next door. Through the 1950s and 60s Bywater had numerous shops, restaurants, grocery stores, department stores, a dry cleaners, a bank, a post office, and even a movie theatre.¹ The neighborhood also had numerous manufacturing and other industrial concerns.²

According to Richard Campanella, census data from 1960 show that Bywater had a population of between 8-9,000 people. Today, the population stands at less than one-half that,³ and none of the commerce and services of the earlier period remain. Thus, Bywater can accommodate a doubling of its current residential density. With additional residents comes an increase in demand for goods and services in the neighborhood. When there are enough residents to justify it, more businesses will move in to supply the increased demand.

But, Bywater's designation of low density is not the only thing standing in the way of our increasing residential density – residential zoning in Bywater limits residences to single- and two-family dwellings. In the 1970s the City Planning Commission, with the assistance of the BNA, rezoned the entire neighborhood to eliminate most business and industrial use and all multi-family zoning. A similar wholesale elimination of multi-family zoning in St. Bernard Parish was found by a federal court to be discriminatory and a violation of the Fair Housing Act and other civil rights laws. With our residential zoning limited to single- and two-family residences and our land use limited to low density, not only is there very little opportunity for growth, but also residents are being denied housing options.⁴

Although intended to guide the city's growth for the next 20 years, the Master Plan's Future Land Use Map ("FLUM") for Bywater is based on residential density

¹ Sanborn Fire Insurance Maps.

² Ibid.

³ Map, April 2010 Populations Per Block in Bywater/St. Claude Vicinity, by Richard Campanella, Attachment B hereto and made a part hereof by reference.

⁴ The BNA has requested that the new Comprehensive Zoning Ordinance provide for multi-family residential zoning throughout Bywater.

derived from 2000 census data, i.e., it shows what residential density was, not what it could be. Some might call that "planning for the past." If the FLUM is intended to provide for two decades of growth in the neighborhood, then it should not be based on what residential density was in 2000 or what it is now. Rather, it should allow for growth, and that means medium density.

There are those who object to increased density in Bywater, claiming, among other things that the higher density would generate more traffic and parking problems. But, higher density actually would tend to decrease traffic and parking problems. Indeed, studies show that each time residential density doubles, auto ownership falls by 32 to 40 percent.⁵ "Smart Growth" principles account for this phenomenon -- raising neighborhood density to increase the number of nearby destinations, including markets, restaurants and other commerce and services in residential neighborhoods, providing safe, attractive and convenient pedestrian and bicycle conditions, limiting parking, and providing frequent, convenient, affordable and safe public transit, greatly reduces automobile usage.⁶

C. Blight elimination.

The City Planning Commission has found that the City needs a comprehensive and integrated approach to eliminating blight: "Almost every neighborhood has pockets of blight that need attention. Because the scale of the problem is so great, the city needs a multi-faceted approach that combines traditional tools with innovative solutions."⁷

Much of the housing stock in New Orleans is at risk because salaries in this city are low and have not kept up with rising expenses of maintaining old homes.⁸ Homeowners in New Orleans are cost-burdened: one in three spends more than 30% of pre-tax household income on housing. As taxes, insurance, and utilities, remain high while salaries remain low, the threat of foreclosure rises, which also leads to more run-down homes in the city.⁹

Bywater has its share of blighted, vacant, run-down and/or abandoned properties. Most of these buildings are historic and were built for working people and for residents

⁵ Parking Spaces/Community Places, Finding the Balance through Smart Growth Solutions," Report Number EPA 231-K-06-001, at 7, citing Holtzclaw, John; Clear, Robert; Dittmar, Hank; Goldstein David; and Haas, Peter. 2002. "Location Efficiency: Neighborhood and Socio-Economic Characteristics Determine Auto Ownership and Use - Studies in Chicago, Los Angeles and San Francisco." Transportation Planning and Technology. 25 (1): 1-27.

⁶ "Smart Growth - As Seen From the Air, Convenient Neighborhood, Skip the Car," John W. Holtzclaw, Consultant, Natural Resources Defense Council; and Chair, Sierra Club Transportation Com., Presented at the Air & Waste Management Association's 93rd Annual Meeting & Exhibition, 23 June 2000, Salt Lake City, Utah.

⁷ Plan for the 21st Century: New Orleans 2030, Vol. 3, Chapter 5, at 5.1.

⁸ Housing Production Needs, Annual Report, November 2009, Greater New Orleans Community Data Center and the Urban Institute.

⁹ Ibid.

of modest means, a phenomenon that the Commission has found to exist throughout New Orleans.¹⁰ But, working people and residents of modest means are being priced out of the market in Bywater and other parts of the city:

Building rehabilitation practices mandated by historic district regulations are perceived as expensive and a barrier to historic renovation by low and moderate income owners. For developers and landlords, the gap between renovation costs and market sales or rental rates can be a deterrent, adding to the potential for continued disinvestment in some neighborhoods with historic building stock or, alternatively, rehabilitated buildings become unaffordable to the workforce for whom they were originally intended. Over time, the socioeconomic diversity of entire neighborhoods – and an integral part of the ‘historic character’ that so many New Orleanians seek to preserve – is eroded.¹¹

Medium density in Bywater can help alleviate the problem of blight and aid in the preservation of historic properties. If owners were allowed to convert large properties into smaller units, the likelihood of their being able to maintain their properties would be increased. Similarly, if a prospective home buyer were able to put three units in such a building instead of a maximum of two, the projected income could make the project financially viable.¹²

D. Meeting housing needs.

The Commission has found that the City needs to reinvent its approach to housing: “A new housing policy, based on credible data and the advice of housing interests within the city, will guide decision makers in applying the City’s housing resources in the most effective way to build community and provide housing for households across the range of incomes in the city.”¹³

Data compiled by the Commission indicate that, over the next five to seven years, empty-nesters and retirees will make up 17% of the housing market; younger singles and couples 51%; and 32% will be traditional and non-traditional families.¹⁴ These data comport with that compiled by the Urban Land Institute that show that, for the first time in the U.S., there are more single-person households (26.4 %) than married-couple-with-

¹⁰ Plan for the 21st Century, Vol. 3, Chapter 6, at 6.6.

¹¹ Ibid.

¹² The BNA is aware that there are those who wish to prevent singles and doubles from being converted into multiple units, expressing concern about the architectural integrity of historic properties in Bywater. We would point out, however, that interior integrity is lost when doubles are converted to singles and when other significant changes are made. As to exterior integrity, the Historic Districts Landmarks Commission (HDLC) will see that our historic architecture is preserved and that new construction will be appropriate.

¹³ Plan for the 21st Century, Vol. 3, Chapter 5, at 5.1.

¹⁴ Ibid. at 5.22

children households (23.3%).¹⁵ Indeed, “[a] growing share of households in the New Orleans metro area are [sic] individuals living alone. This trend is driven largely by growth in single-person households within the city of New Orleans. In 2008, 41 percent of New Orleans households are individuals living alone up from 33 percent in 2000.”¹⁶

So, what kind of housing do these people want and need? The Commission has found that “[h]ousing demand has shifted toward younger singles and couples,” and that “[y]ounger households tend to prefer lofts, apartments and condominiums in renovated houses or new buildings, and smaller or attached single-family houses [i.e., town-houses].”¹⁷ The ULI agrees: The groups growing the fastest, people in their mid-20s and empty-nesters in their 50s, are the groups most likely to look for an alternative to low-density, single-family housing.¹⁸ In addition, the Commission has found:

As in virtually every U.S. city, demographic trends point to a growing population of homeowners in New Orleans who will want to sell single-family houses as they age. The supply of younger buyers will grow more slowly, and one statewide study suggests the two trends will produce an over-supply of single-family houses beginning about 2013.¹⁹

Currently, Bywater’s housing stock consists primarily of singles and doubles, and low density will keep it that way. In the past, singles and doubles housed many more people than they currently do; the housing stock is the same, but the households are different. If we are to accommodate people in their mid-20s and empty-nesters in their 50s, then we must provide them an alternative to low-density single-family housing.

Smaller, homeowner-driven investment to convert one’s house into flexible living space for more than one family is far more readily accessible and achievable for many. “Cities respond most durably in the hands of many participants accomplishing gradually small bites, making small changes and big differences at the same time.”²⁰ “[T]he key to genuine revitalization and economic development is process, not product; incremental change, not instant transformation; modest local private investments, not massive infusions of federal (or big investor) dollars. Components of the urban fabric are rebuilt gradually, continuing, open ended.”²¹ Medium density in Bywater could make revitalization of the neighborhood achievable.

E. Conclusion.

¹⁵ “Higher-Density Development: Myth and Fact,” Urban Land Institute, 2005, pp. 28-29.

¹⁶ “Who lives in New Orleans and the Metro Area now?” Allison Plyer and Elaine Ortiz, Greater New Orleans Community Data Center, October 2, 2009, at 5 (Based on 2008 U.S. Census Bureau Data).

¹⁷ Plan for the 21st Century, Vol. 3, Chapter 5, at 5.21-5.22.

¹⁸ “Higher-Density Development.”

¹⁹ Plan for the 21st Century, Vol. 3, Chapter 5, at 5.22.

²⁰ Gratz, Roberta B. The Living City. Simon and Schuster, 1989, at 148.

²¹ Ibid. (Emphasis added.).

For all of the foregoing reasons, the BNA requests that the designations of all residential and mixed-use parcels in Bywater be changed from low to medium density.

- F. Mixed-use medium density for parcels zoned for non-residential use and those with non-conforming commercial use status.

There is at least one parcel in Bywater that is currently zoned for non-residential use that, in the Future Land-Use Map, is depicted as being for residential use. The parcel located at 3828-40 Dauphine Street and 734 Alvar Street was recently re-zoned from RD-3, one- and two- family residential, to B1-A, Neighborhood Business. It appears inadvertent that this parcel is presently shown on the land-use map as residential.²² Other parcels, currently zoned residential and depicted on the land-use map as residential, are the sites of on-going businesses. Examples of such non-conforming commercial use include Markey's Bar at the corner of Louisa and Royal, The Country Club at 634 Louisa, two parcels at the corner of Clouet and N. Rampart, and Vaughan's at 800 Lesseps Street.

Since zoning changes after non-conforming uses expire will be dictated by current land-use designations, failure to identify current land use for on-going businesses on the Future Land-Use Map will create more problems for City Planning and the City Council, especially if the City must endure another Katrina-like event and/or the fiasco of the State's Road-Home program. The Master Plan and accompanying Future Land-Use Maps were supposed to simplify land-use and zoning issues, not complicate them. Accordingly we request that Future Land-Use Map for Bywater designate all parcels currently zoned for non-residential use or currently being used for non-residential purposes from low density residential to medium density mixed-use.

- G. Mixed-use medium density for historic commercial properties.

Bywater residents have been talking for years about getting more business in the neighborhood by allowing reuse of historic structures for business purposes. In 2007, the BNA proposed a traditional residential diversity overlay, to no avail. In 2009, we proposed a land-use category that would have allowed non-residential zoning for former commercial properties, again to no avail. Our last attempt resulted in our being told that we had to raise our proposal during the CZO process. This time, instead of proposing an overlay, which is more restrictive than HMC-2 zoning, the BNA proposed that all properties currently zoned for residential use that have a documented non-residential use be zoned for non-residential use,²³ making it much easier to put them back in service. HMC-2 zoning for these properties would allow, all at the same time, that which the Commission has done for individual properties in Bywater, the most recent example being the rezoning of 3828-30 Dauphine Street and 734 Alvar Street from RD-3 to B-1A in Zoning Docket 137-10.

²² After residents and property owners raised the issue during the Master-Plan adoption process, the Future Land-Use Map for Bywater was changed to reflect commercial-type zoning designations.

²³ The BNA is providing a list of properties and documentation of historic non-residential use.

Land-use designations on the Future Land Use Map for Bywater for these properties should coincide with the zoning proposed. Accordingly, we request mixed-use medium density for that all properties currently zoned for residential use that have a documented non-residential use. A list of those properties is attached hereto as Attachment C and made a part hereof by reference.

II. Other Proposed Changes

PD 7 - 5.R:

The Port of New Orleans has proposed that the site of the proposed cruise-ship terminal on the riverfront currently designated Mixed-Use High Density and Parkland and Open Space be designated Industrial. We understand that the Port wants to maintain industrial use along the river. The BNA opposes this change for the reason stated in PD 7 - 7.R, below.

PD 7 - 7.R:

This is another proposed change by the Port from Parkland and Open Space to Industrial. This parcel is at the foot of Elysian Fields, the once-proposed site of the cold storage warehouse. If this parcel were designated for industrial use, we believe that the Port could revive its cold-storage proposal or something equally noxious. In addition, as parkland, this parcel is an essential link between the downriver section of the park, currently under construction, and existing riverfront parkland.

PD 7 - 12:

The staff has proposed changing the land-use designation for "some small residential buildings along the St. Claude bridge approach,"²⁴ from their current designation of Mixed-Use Medium Density to Mixed-Use Low Density. These parcels are part of a large area currently zoned Light Industrial. We see no reason to downgrade the uses currently available for this parcel or to diminish the rights currently enjoyed by the owner. The BNA opposes this proposed change.

PD 7 - 18:

The staff has proposed changing the designation of Jack Dempsey's parking lot from Residential Low Density Pre-war to Mixed-Use Low Density. We agree that the designation should be mixed-use, not residential, but we oppose low density. The BNA has requested that all currently designated Mix-Use Low Density parcels be changed to Mixed-Use Medium Density.

PD 7 - 40:

The staff has proposed changing the designation of the yard/parking lot of the Piety Street Recording Studio that fronts on Piety from Residential Low Density Pre-war to Mixed-Use Low Density Pre-war. We agree that the designation should be mixed-use,

²⁴ From information provided to the BNA by CPC staff.

not residential, but we oppose low density. The BNA has requested that all currently designated Mix-Use Low Density parcels be changed to Mixed-Use Medium Density.

PD 7 - 53:

The staff has proposed changing the designation of the back yard of 1014 Montegut from Mixed-Use Medium Density to Residential Low Density. This part of the parcel is currently zoned LI and abuts other LI parcels currently designated Mixed-Use Medium Density. We see no reason to downgrade the uses currently available for this parcel or to diminish the rights currently enjoyed by the owner. Accordingly, the BNA opposes this change.

PD 7 - 54:

The staff has proposed changing the designation of 1038 and 1040 Pauline Street and 1039, 1043, and 1045 Independence Street from Mixed-Use Medium Density to Residential Low Density. In this instance, the staff is trying "to keep the Mixed Use Medium Density to just the lots fronting on St. Claude."²⁵ These parcels are currently zoned B1-A, which means they may be used for neighborhood business. We see no reason to downgrade the uses currently available for these parcels or to diminish the rights currently enjoyed by the owners. Accordingly, the BNA opposes this change.

PD 7 - 55:

The staff has proposed changing the designation of 1026, 1030, and 1032 France Street from Mixed-Use Medium Density to Residential Low Density. "Again, trying to keep the Mixed Use Medium Density to just the lots fronting on St. Claude."²⁶ These parcels are currently zoned B1-A, which means they may be used for neighborhood business. We see no reason to downgrade the uses currently available for these parcels. Accordingly, the BNA opposes this change.

PD 7 - 64:

The staff has proposed changing a parking area that runs behind a row of properties on St. Claude that begins at 3116 and that is entered from St. Claude from Residential Low Density Pre-war to Mixed Use Medium Density. The BNA supports this change.

PD 7 - 65:

The staff has proposed changing the designation of vacant lots that front on Burgundy between Press Street and Clouet Street from Residential Low Density Pre-war to Mixed Use Medium Density as this land "seemed unlikely to be developed as single or two family residential."²⁷ The BNA supports this change.

PD 7 - 66:

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

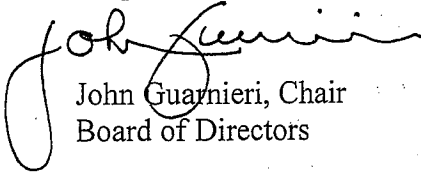
Yolanda Rodriguez
December 15, 2011
Page 9

The staff has proposed changing the designation of the rear portion of 3916 St. Claude from Residential Low Density Pre-war to Mixed Use Medium Density since the front portion of the lot is Mixed Use Medium Density. The BNA supports this change.

PD 7 - 87:

This is the site of the Stallings Center. The entire block is owned by the City. The staff has proposed changing the designation of the bottom half of the block from Residential Low Density Pre-war to Mixed Use Medium Density. The BNA supports this change.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John Guarnieri", is written over the typed name and title.

John Guarnieri, Chair
Board of Directors

cc: Councilmember Kristin Gisleson Palmer

PD 7-2R

CPCinfo

From: Jonathan Rhodes [jonathanmrhodes@gmail.com] **Sent:** Tue 11/1/2011 4:45 PM
To: CPCinfo; Kristin G. Palmer; Trevor K. Theunissen; Yolanda W. Rodriguez; Christopher C. Mills
Cc:
Subject: St. Claude Main Street Supports Zoning and Land Use Changes
Attachments:

Dear City Planning Leaders,

St. Claude Main Street (SCMS) would like to submit comments for your consideration in drafting the CZO. SCMS is a nonprofit organization dedicated to economic development and historic preservation along the St. Claude Corridor from Elysian Fields to Poland Avenue, in partnership with the surrounding neighborhoods of St. Roch, St. Claude, Bunny Friend, Bywater and the Marigny.

First, regarding the permitted uses of businesses along St. Claude, we recommend that permitted uses include "art galleries" and "museums". We believe that these designations will help to support the growing cultural economy along the corridor.

Second, SCMS supports the Bywater's position on Medium Density Land Use and Zoning changes.

Finally, we would like to take any opportunity to advocate for complete streets, including pedestrian crossing requirements, bike lanes, bike parking minimums for development.

Thank you and best regards,

Jonathan Rhodes
St. Claude Main Street, President

PD 7-2R

Paul Cramer

From: AliciaRoganHeard@aol.com
Sent: Monday, August 22, 2011 12:57 PM
To: Yolanda W. Rodriguez; Paul Cramer; Jackie B. Clarkson; Arnie Fielkow; Kristin G. Palmer
Subject: Please Keep Low Density for Bywater

This message reaffirms my objection to increased density for Bywater. (See emails of August 2010). I live at 635 Louisa St. and I own two additional properties in the neighborhood. I have owned my home since 1977. I understand that the Bywater Neighborhood Association has asked the Planning Commission to change the Master Plan designation from low to medium density. While I belong to this organization, I wish to make it clear that it does not represent me. In fact, to my knowledge, this issue has never been brought to a vote at a general meeting. Please allow the Planning Commission's original designation to stand. Respectfully, Alicia Heard

11/2/2011

PD 7-2R

Paul Cramer

From: Henriette Nisbet [fanchon1153@bellsouth.net]
Sent: Tuesday, September 20, 2011 11:05 AM
To: Paul Cramer
Subject: zoning designation for Bywater

this email is in reference to a proposed density change to the master plan for the Bywater.

Last summer, I had sent an email to C Palmer, P Cramer and the president of the Bywater Association stating that I was opposed to a medium density change.

I continue to be opposed to such a change. To me, Bywater has a charming village-like quality with old construction that makes it feel like stepping back to many decades past. It would be a shame to see that change.

Henriette G. Nisbet

9/20/2011

December 15, 11

PD 7-2R
Hand Delivered
12/15/11

To: City Planning Commissioners, Yolanda Rodriguez, Leslie Alley,
CC: Paul Cramer, Kristin Palmer, Trevor K. Theunissen

**Smart
Growth
Principles**

Subject: Master Plan Amendment PD7-2R

Smart Growth Bywater strongly supports land use policies that are:

**1. Create
Range of
Housing
Opportunities
and Choices**

- informed by excellent data instead of mere opinions or fear of the unknown.
- reflect proven best practices
- consider local implications of global social, economic and environmental issues
- capitalize on the power of the private market and consumer preferences which are *forward looking* instead of backward looking

**2. Create
Walkable
Neighborhoods**

We envision a healthier, more walkable Bywater that serves the needs of a diverse, population—from infants to retirees across a broad socioeconomic range.

**3. Encourage
Community
and
Stakeholder
Collaboration**

For photos and graphs related to our discussion, please refer to pages 5-11 at the end of this document.

**4. Foster
Distinctive,
Attractive
Communities
with a Strong
Sense of Place**

What's the Problem?

New Orleans is grappling with ways to revitalize its neighborhoods which have seen significant reductions in population that began before Katrina. So how does the city reduce the problems of crime, blight, and preserve its historic housing stock *with a greatly decreased population base?*

**5. Make
Development
Decisions
Predictable,
Fair and Cost
Effective**

The first step is by amending the City's Master plan that would change the land use in Bywater to Pre-War Residential Medium Density and to Mixed-Use Medium Density and those having non-conforming commercial use to Mixed-use Medium Density.

**6. Mix Land
Uses**
**7. Preserve
Open Space,
Farmland,
Natural Beauty
and Critical
Environmental
Areas**

These changes would help reverse the suburbanization and population declines in Bywater that began in the 1960s (concurrent with national urban flights to the suburbs); that was exacerbated by the oil boom bust of the 1980s; and that occurred most rapidly post Katrina. It also is consistent with the planning recommendations developed in the UNOP plan for Planning District 7.

1. The key to revitalization of urban neighborhoods is increasing the population.

**8. Provide a
Variety of
Transportation
Choices**

"There is a relationship between blight and population that cannot be overstated," says Dr. Allison Plyer of the Greater New Orleans Data Center¹. "The permanent, sustainable means of addressing blight and neighborhood revitalization is with a *massive influx* of population *and retention* of current population (especially older residents)".

**9. Strengthen
and Direct
Development
Towards
Existing
Communities**

According to Tulane Geographer Dr. Richard Campanella, the density of Bywater peaked in 1910 at 50 people per acre, decreased to 35 people per acre by 1960, hit 20.3 people per acre in 2000 and now stands at 12 people per acre. Unfortunately, the trend back to historic "sliver by the river" neighborhoods, including Bywater, that began between 1990 and 2000 was

**10. Take
Advantage of
Compact
Building
Design**

¹ Housing Development and Abandonment in New Orleans. Greater New Orleans Community Data Center. December 1, 2011

95-509
disrupted between 2000 and 2010 due to the levee failures.² **Bywater lost 22% of its population** during the latter period.¹

The loss of population over the decades was followed by the loss of amenities and an increase in blighted, abandoned buildings and crime.

2. Increasing Density Will Help Attract New Residents

New Orleans' ranks No. 1 in the "brain gain" of college graduates, where the urban core is more attractive than before Katrina³. Over 3,000 young, college educated people have moved to NOLA since Katrina⁴. Bywater has increasingly attracted its share of the brain gain.

It is this kind of educated, energetic talent with a sense of purpose that nurtures creative, *exportable* economic development.

We want to attract more of these young adults to Bywater, and we want to keep them here. How? By providing them with the neighborhood that has housing options and goods and services they prefer—diversity, smaller living spaces and apartments in dense, walkable, environmentally responsible urban communities connected to transit.

In addition to young educated adults, urban core neighborhoods are attracting empty nesters as they downsize and choose to live in walkable urban communities.

3. Increasing Density Can Help Keep Older Residents in Their Home

By 2020, as much as 16 percent of the city's population will be 65 and older. Helping older people stay in their homes is a great preventer of future blight" according to Dr. Plyer.⁵

In Bywater, the increase in people 65 and older has increased from 9% in 2000 to 12% in 2010.⁶

As driving becomes impaired, it's important for active older people to be able to live in safe, walkable communities to meet their needs for daily living.⁷

For those homeowners whose properties meet certain zoning and HDLC requirements, one could turn a double into extra income by adding a camelback or habitable accessory building. The extra income potential could make it easier for older people to stay in their homes AND for younger

² Housing Development and Abandonment in New Orleans. Greater New Orleans Community Data Center. December 1, 2011.

³ "The U.S.' Biggest Brain Magnets". Joel Kotkin. Forbes.com. February 2, 2011.

⁴ Young Urban Rebuilding Professionals (YURPS). Tulane. 2007

⁵ "Drivers of Housing Demand. Preparing for the Impending Elder Boom." GNOCDC report. December 1, 2011.

⁶ "Drivers of Housing Demand. Preparing for the Impending Elder Boom." GNOCDC report. December 1, 2011

⁷ Beyond 50:50 A Report to the Nation on Livable Communities: Creating Environments for Successful Aging. AARP. www.aarp.org

people to buy and restore blighted housing. There's no question that the cost of maintaining and rehabbing historic homes is expensive!

4. The Demand for Single Family Housing is Decreasing with a Shift in Demographics and Economic Pressures⁹

New Orleans now has *more people living alone* than families with children.

The single person households in Bywater have increased to 46%.

Since 2000, household size has decreased in Bywater to 1.85-2.25 people/household. This is lower than the citywide decrease to 2.58.

After six decades of rising homeownership and suburban expansion, the *markets have shifted to rental units and walkable, urban neighborhoods connected to transit. The market shift is long-term* and is likely to last for a generation.¹⁰

Opponents to density totally ignore these facts. They claim that the housing trend in Bywater is toward single family housing. They cite a statistic that 119 doubles have been converted to singles since the 1970s as proof. What was once a march to single family ownership is no longer a reality in this city and the nation, at large.

5. Parking^{11,12}

Opponents of raising Bywater's density designation argue the change would mean unmanageable parking problems. There are a variety of proven measures, when combined with public transportation, help to mitigate parking pressures. The Master Plan includes some of these measures: fee in lieu of parking, shared parking, bike racks for businesses.

Other creative solutions include but aren't limited to: residential parking passes, car sharing (Zip cars), employer paid bus passes for employees, and guaranteed ride home for employees who miss their return home bus, required paid public parking on streets with higher rates paid at peak times, and more.

Data shows that people who live in dense communities, tend to have only 1 car vs. 2+ in single family communities¹³. residents of a neighborhood half as dense.¹⁴ Residents of compact neighborhoods will drive 20 to 30 per cent less than residents of a neighborhood half as dense.

⁹ "Drivers of Housing Demand. Preparing for the Impending Elder Boom." GNOCDC report. December 1, 2011

¹⁰ New Orleans Market Assessment. A Comprehensive Analysis of Demand and Supply Dynamics. GCR & Associates and UNO Institute for. Economic Development and Real Estate Research. March 2011.

¹¹ "Parking Spaces/Community Places—Finding Balance Through Smart Growth Solutions". <http://www.epa.gov/dced/pdf/EPAParkingSpaces07.pdf>

¹² High Cost of Parking. Donald Shoup; American Planning Association, 2006.

¹³ National Multi Housing Council "Tabulations of 1999 American Housing Survey": U.S. Census Bureau and U.S. Dept of Housing and Urban Development, 1999

¹⁴ John Holtzclaw. www.sierraclub.org/sprawl/articles/designing.asp

6. Dense Communities are Healthier, More Affordable Places to Live

Reducing transportation costs in walkable neighborhoods make them more affordable for a wider variety of people and are better for the environment.¹⁵

Doubles and triples and quads are more energy efficient than single family housing.

People who live in walkable communities weigh on average 7 pounds less than suburban counterparts.

7. It's in the City's Economic Interest to Encourage Density

More people living on higher ground makes for a more resilient city in the event of another major disaster.

Dense communities are less costly to maintain and service.

They provide a greater tax base/square footage of ground.

8. Why Aren't More Neighborhoods Asking for Increased Density?

People in New Orleans say they want all the amenities, qualities and benefits of walkable neighborhoods, according to many UNOP plans. However, mention the word density in order to accomplish their wishes, and people protest. Why?

Density conjures up images of high rises, ugly architecture, and crime ridden crowded housing.

But the problems typically associated with density are not caused by density but by poorly designed developments and plans.

We have a rare opportunity to continue to attract and gain people and the types of jobs that will make this city more competitive in the future. Let's do it wisely.

Respectfully Yours,
Smart Growth Steering Committee Members

Lisanne Brown, PhD
John Costa
Shea Embry
Carolyn Leftwich
Cam Mangham
John Messinger

¹⁵ "Location Efficiency and Housing Types—Boiling it Down to BTU".

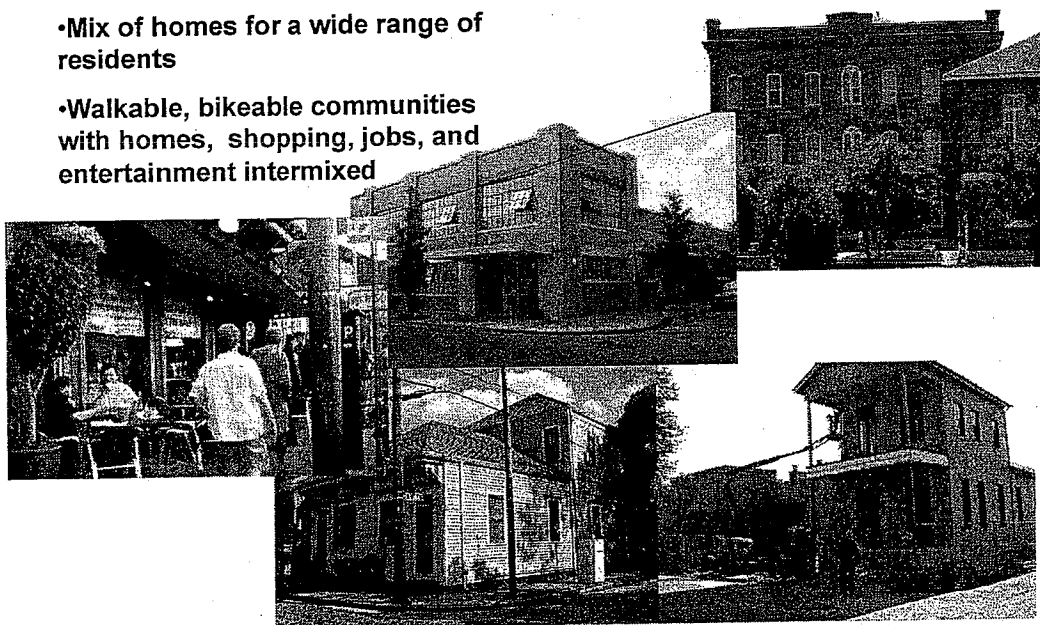
The common ingredient of successful urban neighborhoods...

- *Well designed*
- *Mixed use*
- *Dense*

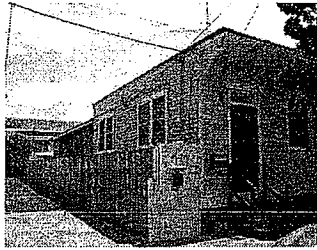


Smart Growth Revitalization Model

- Best urban neighborhood practices
- Mix of homes for a wide range of residents
- Walkable, bikeable communities with homes, shopping, jobs, and entertainment intermixed

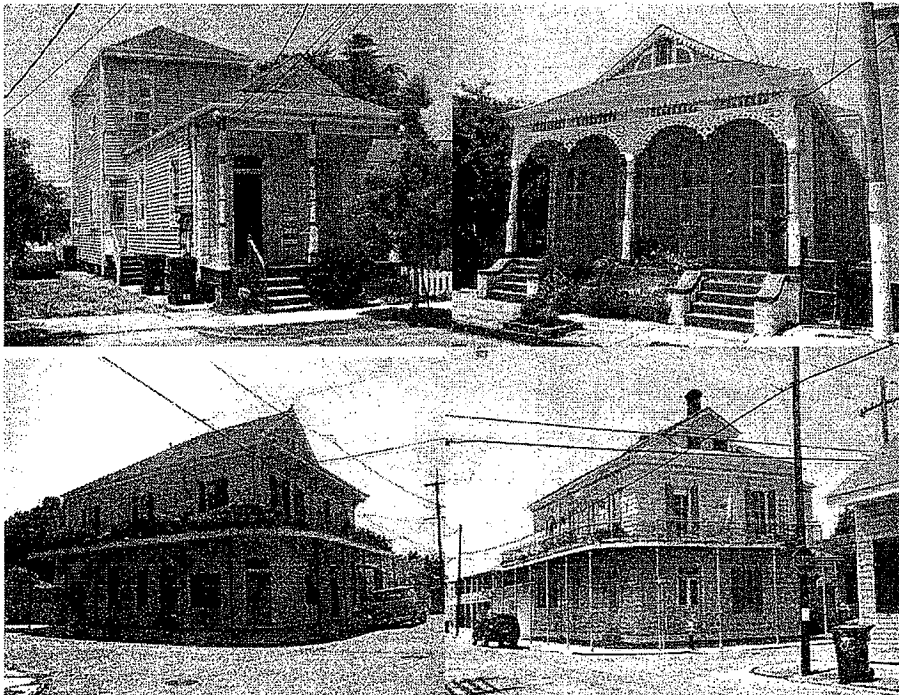


What medium density in Bywater looks like...

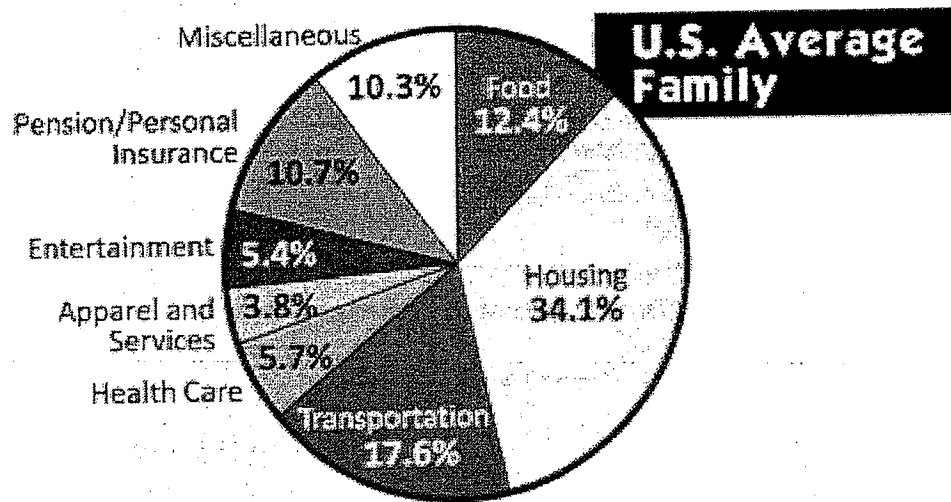


The formal definition of medium density is 36 units per acre. In Bywater terms, its equivalent to a double with a camelback on a typical Bywater lot. Medium density land use does NOT mean every home could be converted to a triple. Zoning and HDLC standards would have to be met. These photos reflect homes which house at least 3 separate living units.

The density we want for Bywater is organic, fits in with the neighborhood character and doesn't require deep pockets or big projects which impose quick change upon the community. It's homeowner and small landlord investment driven.



How we spend our money. . .



-Source: Consumer
Expenditures
U.S. Dept of Labor Statistics
2007

Dense communities are associated with more and better transportation options and more goods and services within walking distance of ones home.

Spending less on transportation means a person can afford more and better housing.

This is especially important in New Orleans where 60% of renters and 35% of homeowners are cost burdened by housing (spend 30% of income on housing).

Real Estate Trends

"People across America, particularly young professionals and empty nesters, are looking in growing numbers to established urban neighborhoods like Bywater and Marigny for the walkable, conveniently-located, retail-rich living environments they seek."

-Source: UNOP Plan

"...acceleration of residential construction in urban neighborhoods--a fundamental shift in the real estate market."

-Source: Residential Construction Trends in America's Metropolitan Region. 2010 Report. EPA

Changing lifestyle preferences...

- **6 out of 10 prospective homebuyers chose a higher-density, mixed use community.**

Source: Smart Growth America and National Association of Realtors

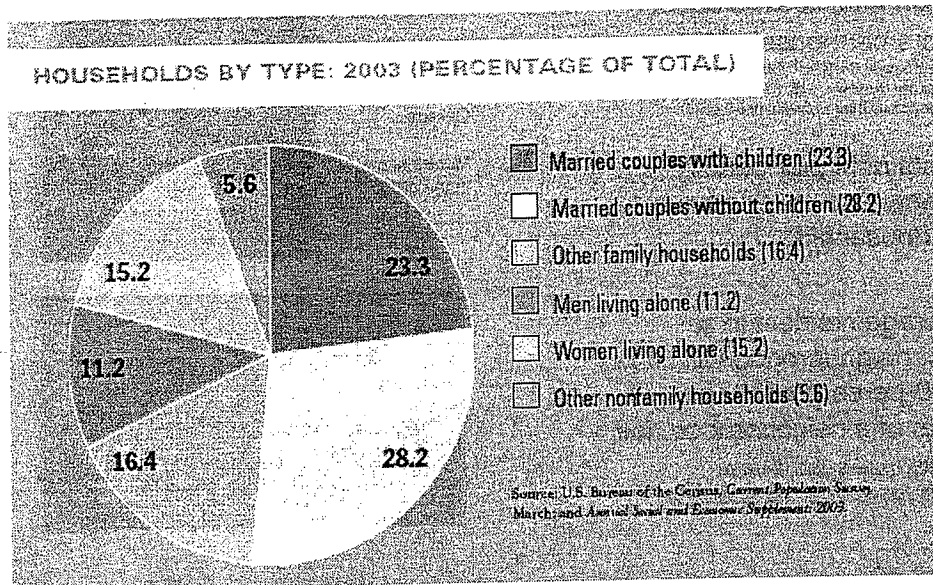


- **40% of apartment residents choose to rent for lifestyle reasons, not because they have to.**

Sources: Fannie Mae Foundation; U.S. Census Bureau



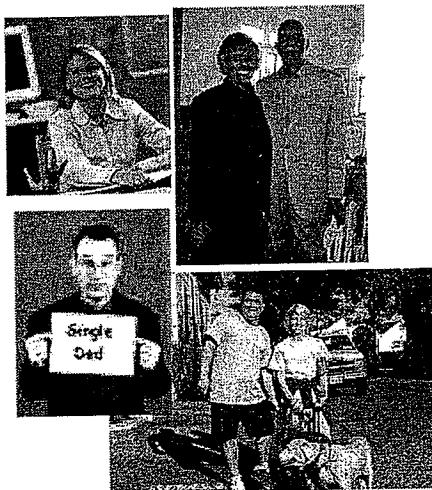
Changing demographics...



For 50 years, families with children drove America's housing industry. But now, married couples with children make up 23 percent of American households. And that number is projected to decrease to 20% by 2020. For the first time, there are more single-person households (26.4 percent) than married couples with children.

2010 New Orleans Census data reflects this national trend.

Changing demographics...



- Today's fastest growing households are:
 - Young professionals
 - Empty nesters
 - Single parents
 - Couples without children
 - Senior citizens
- They create demand for:
 - Live/Work/Walk experience.
 - Non-traditional housing

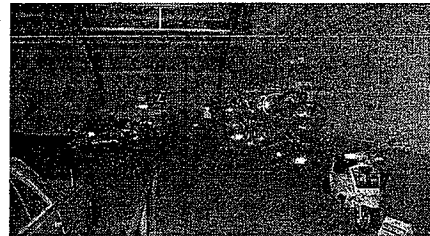
The fastest growing groups are people in their mid 20s and empty nester in their 50's—the groups most likely to look for higher density, smaller homes in urban communities.

What about parking?

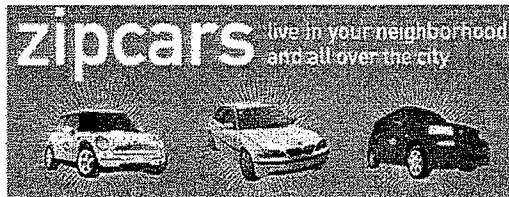
- Residents of low-density, single-family communities have 2 or more cars per household (Source: National Multi Housing Council, "Tabulations of 1999 American Housing Survey": U.S. Census Bureau and U.S. Dept of Housing and Urban Development, 1999)
- Residents of higher-density apartments and condos have 1 car per household
- The average resident in a compact neighborhood will drive 20- to 30-percent less than residents of a neighborhood half as dense. (Source: John Holtzclaw, www.sprawlclub.org/sprawl/articles/designing.asp)

Bywater Art
Lofts and
Parking
Garage

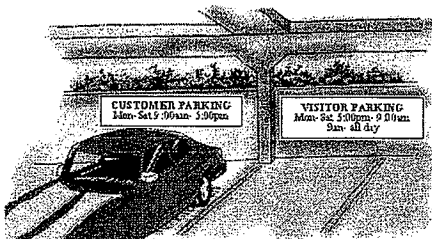
More bikes
than cars



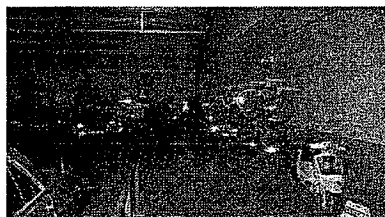
Parking: Strategies that Work



Car sharing



Shared parking



Bike parking Art
Lofts

A proven combination of strategies, along with public transportation, reduce parking pressures. Some of these are included in the Master Plan—shared parking, fee in lieu of parking, bike rack requirements in commercial locations. Other successful strategies can be implemented at a neighborhood level—resident parking passes, employee paid bus passes, paid public parking with higher fees during peak hours, etc.....

Medium Density

We are not talking about this . . .



Why do people oppose density?

A lot of people equate density with high rises, ugly architecture, crime ridden crowded projects.

But the problems typically associated with density aren't caused by density but by poorly designed development and plans.

Bywater
Community Development Corporation

P.O. Box 770986, New Orleans, LA 70177-0986

www.BywaterCDC.org

August 4, 2011

Via First-Class Mail and E-Mail

Kristin Gisleson Palmer
Councilmember, District C
City Hall
1300 Perdido Street, Room 2W70
New Orleans, Louisiana 70112

Re: Amendment of Future Land-Use Map for District C, Planning District 7,
Bywater Neighborhood

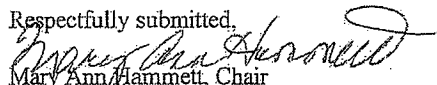
Dear Councilmember Gisleson Palmer:

The Bywater Community Development Corporation ("Bywater CDC") has been informed that the Bywater Neighborhood Association ("BNA") is requesting that you offer an amendment to the Future Land-Use Map for the Bywater Historic District to provide for medium residential and mixed-used land use for the Bywater neighborhood. Specifically, we understand that the BNA is requesting that you offer an amendment that would reclassify residential land use for Bywater from pre-war residential low density to Pre-War Residential Medium Density; change mixed-use low density to Mixed-Use Medium Density; and, change the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status to Mixed-Use Medium Density.

The Bywater CDC supports the BNA's request for medium density in Bywater. We are concerned that, without medium density, our neighborhood will not be able to attract and retain much-needed retail outlets such as a grocery store, will not be able to secure streetcar service along St. Claude Avenue to Poland Avenue, will not see the revitalization of the commercial corridor along St. Claude Avenue and will not be able to keep our post office.

Accordingly we request that you offer an amendment to the Future Land-Use Map for the Bywater Historic District that would classify residential land use in Bywater as Pre-War Residential Medium Density; classify mixed-use land use as Mixed-Use Medium Density; and designate all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status as Mixed-Use Medium Density.

Respectfully submitted,


Mary Ann Hammett, Chair
Board of Directors

cc: Yolanda Rodriguez, Director
City Planning Commission

October 20 - 27, 2011

Yolanda Rodriguez, Executive Director
City of New Orleans City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

Re: Land Use Density - Bywater

Dear Ms. Rodriguez:

We are a group of longstanding residents of the Bywater neighborhood. Our group includes past presidents of the Bywater Neighborhood Association (BNA), numerous past Board Members of the BNA and many present members of that association.

Our concern is that the voice of a large portion of the residents of Bywater is not being heard. In reality, the present Low Density Land Use designation has popular support.

We stand opposed to the opinion espoused by the BNA board. Our position is based on the following very real and specific alterations to the fabric of Bywater which land use changes to Medium Density could bring about.

To better communicate to you the very real factual bases for our concerns we have addressed each of them specifically. (A - G) At the end of this letter you will find a list of the many people who have endorsed this point of view.

A. Change from Low Density Residential to Medium Density Residential would alter the essential character of Bywater.

As we more fully set out in the attached page, this would greatly change the existing and long standing character of the Bywater Neighborhood. We show how, in fact, this would effect parking, privacy, safety, security and the architectural fabric of Bywater. What is presently a rarely used alternative side entrance to a building would now become the only entrance for some tenants. (See discussion and the attached diagram, "A".)

B. "Commercial Business" would be allowed throughout Bywater
The proposed change would lump all three of the present land use designations (Mixed Use - Low Density; Non-residential Use; Non-conforming Use) into one "Mixed Use - Medium Density" category..

Commercial designation (which is not yet clearly defined) would allow a whole range of changes and problems detrimental to Bywater. Note that the proposed change is for the

Continued

Yolanda Rodriguez
October 20, 2011
Page two

entire Bywater, Even one spot designated "commercial" can negatively impact the surrounding neighborhood, taxing the fragile infrastructure, affecting parking, etc.. We strongly object to this proposed change.

- C. **Bywater is actually trending towards lower density. It is already one of the more densely populated neighborhoods in the City.** (See fuller discussion at attachment "C", and a chart showing Bywater's present "smart growth" aspects.)
- D. **Our sister neighborhood association in Marigny has recently requested that its "Medium Density" designation be changed to "Low Density".** (See attached from Chris Costello, of the Faubourg Marigny Association.)
- E. **We believe the current BNA board does not represent a majority of the Bywater Neighborhood on this issue . In fact the only time the issue was taken up in an open meeting there was a great deal of opposition. No vote was allowed.**
- F. **We support continuity in zoning, with variances on a case by case basis.** (See attached, under "F".)
- G. **Parking would be adversely effected by Medium Density designation.** (See attached, under "G".)

We support and endorse thoughtful development such as at the Art Lofts and the Rice Mill and the Healing Center. We applaud the growing commerce along the St. Claude corridor. We note that these developments did not require a wholesale land use change and are the natural progression of a growing and evolving neighborhood. We vigorously support the present Land Use Plan.

Respectfully yours,

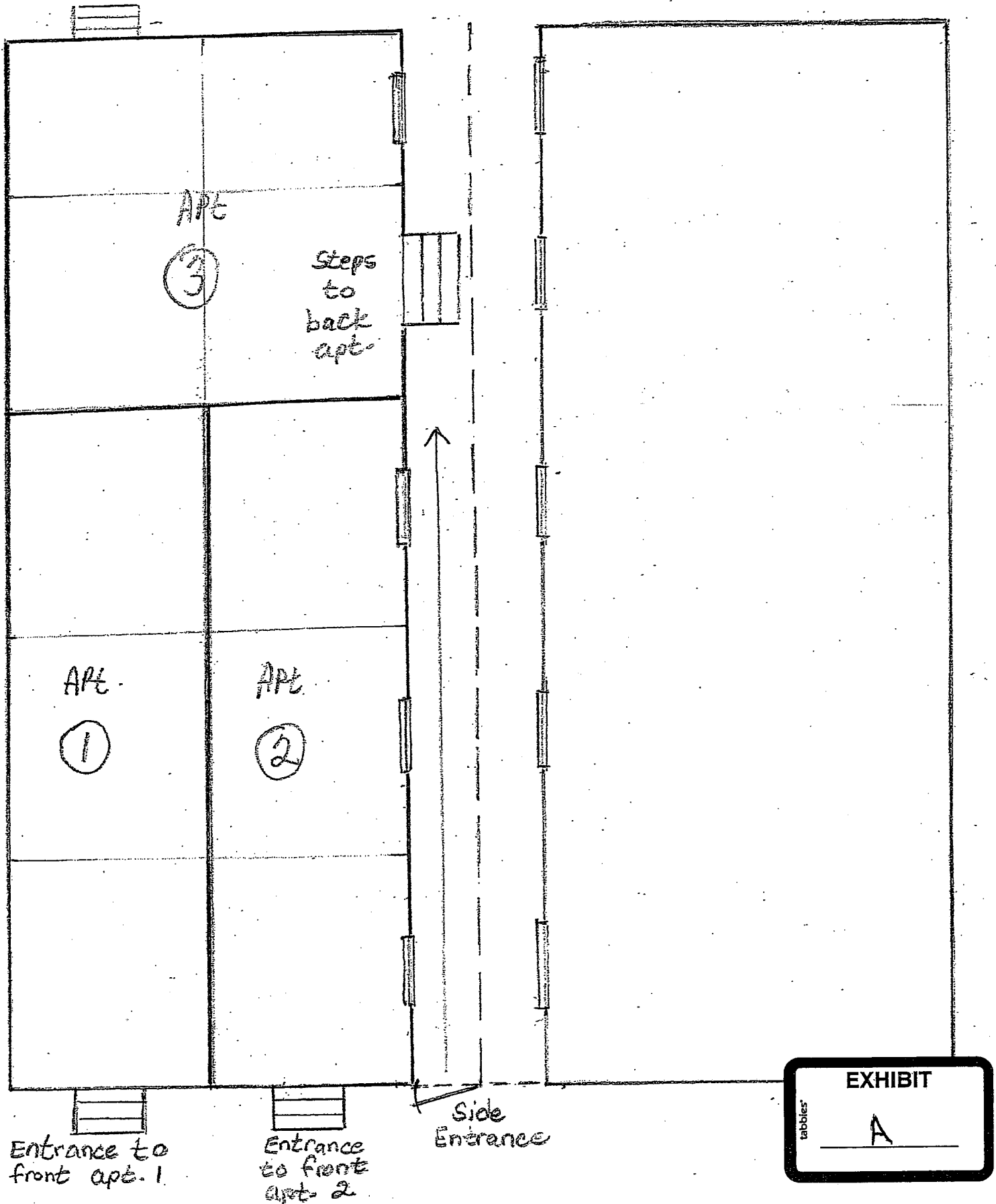
209 as of Oct 27, 2011
PLEASE SEE ATTACHED SIGNATURES (Attached under "H")

Attachments: A, C, D, F, G (5 pages)

cc: Chris Mills, City Planning Commission

ATTACHMENTS:

- A. Diagram.
- B. No attachment.
- C.
 - 1. Bywater density trend is to lower density.
 - 2. Bywater presently meets many "smart growth" principles.
- D. Faubourg Marigny is seeking lower density designations.
- E. No attachment.
- F. Continuity in zoning is desirable.
- G. On Street Parking.
- H. 209 Endorsement Signatures of Bywater Residents as of 10/27/2011, with more to be presented at the next City Planning Commission meeting.



This is an example of what has happened to some doubles. An entrance is added to form a rear apartment. The stairway entrance is added in the alley, which limits the privacy of the next door neighbor and allows intruders easy access to adjoining yards.

This has been done illegally, but the proposed change in density would allow this.

C. Bywater is actually trending towards lower density. It is already one of the more densely populated neighborhoods in the City .

The most recent analysis of density in Bywater by the City Planning Commission shows that approximately 1/3 of the neighborhood is actually single family density. The other 2/3 is low density and only 3 squares of the entire neighborhood are medium density.

Over the past 20 or so years 126 doubles have been converted to singles. This is on top of all the existing homes that were built originally as singles. Four of these doubles were converted this year alone. This is mostly due to the fact that Bywater's housing stock was primarily singles and smaller doubles usually 4-5 rooms in a row per side. This living arrangement is apparently not what present day homeowners desire - thus the mass conversion of doubles into singles.

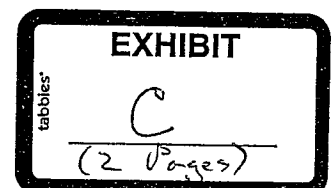
Of the new construction that has taken place over the past ten or so years in Bywater, 4 are larger two story single homes. Also, a pair of doubles were built by an investor.

Bywater is a "built" neighborhood. The number of stand alone, vacant building lots is about 6 - 7. Of these, three are presently side yards for existing homes and probably will never be built upon. Thus there is only one way that a blanket "Medium Density" for the neighborhood will be able to increase living units: This is through the break up of existing singles and doubles into triples and 4-plexes. We believe that this would not be a positive developmental course for our neighborhood and could actually damage the community fabric (and all that this entails - infrastructure, privacy, parking, safety, etc.).

If increasing density is considered by some to be such a wonderful developmental tool, why is it that no other neighborhood in the city is requesting to increase their density? Marigny, a neighborhood that is presently designated as "Medium Density" in the present land use maps is attempting to have their density lowered to "Low Density" in the residential areas.

Density has always risen in several squares in a way that is beneficial to Bywater without an overall change in designation. This is through the renovation of existing empty industrial buildings into apartments. Examples of this type of conversion are the Bywater Arts Lofts I and II and the Rice Mill. Also, down the road there is the potential for numerous condominiums or apartments at other sites such as the old Navy base on Poland Avenue.

It seems that density should reflect how the neighborhood is actually being used and should include the long term real estate trend to lower density. To do otherwise would appear to in an attempt to force a change upon the neighborhood that the residents do not want and that is not grounded in the reality of the present land use.



Bywater—A Smart, Walkable Neighborhood

Bywater is the kind of neighborhood that smart growth is looking to create, and neighborhoods like Bywater and others in New Orleans have helped inspired the smart growth movement. The following list of smart growth's principles is from smartgrowth.org. The first seven are very descriptive of Bywater.

<i>Smart Growth Principle</i>	<i>Neighborhood Status</i>
1. Compact building design	The predominant building design is shotguns. Buildings are placed close together, with little space between buildings or between buildings and the street.
2. Range of housing opportunities and choices	Rentals, condos and houses. Various sizes and costs. However, rental and housing prices have risen sharply in the past 10 years, and there are fewer options available for households earning near the Orleans Parish median household income.
3. Mixed land uses	There are commercial and neighborhood businesses sprinkled throughout the neighborhood. In addition, two restaurants and a grocery are preparing to open on Burgundy.
4. Provide a variety of transportation choices	Foot, bike, car and bus. New streetcar line down St. Claude to Press in the works. Riverfront Park will open up additional walking area. New bike path on St. Claude.
5. Walkable neighborhood	According to walkscore.com, Bywater has a walkability a score of 80/100-- <i>very walkable</i> . Also, it rates as of most walkable neighborhoods, and will continue to grow in walkability as new businesses and recreational opportunities become available.
6. Foster distinctive attract communities with a strong sense of place	<input checked="" type="checkbox"/>
7. Preserve open space, farmland, natural beauty and critical environmental area.	Bywater's most critical environmental area is the riverfront, which is being turned into a park.
8. Make development predictable, fair and cost effective	There is always room for improvement in this area.
9. Encourage community and stakeholder collaboration	There is always room for improvement in this area.

EXHIBIT

tabbles

C-page 2

New Orleans

From: Chris Costello [mailto:president@faubourgmarigny.org]
Sent: Tuesday, August 02, 2011 9:21 AM
To: Christopher Lorenzen (chris.lorenzen@hotmail.com)
Subject: Marigny's Density

Dear Chris,

We wanted to reach out to you regarding the question of density in our historic neighborhoods. We understand that the Bywater Neighborhood Association Board voted to request a change in the land use density from low to medium based in part on what they perceived to be a similar land use change in the Marigny. We wanted to inform you that the proposed land use change in the Marigny Rectangle from low to medium was an error. We have actually requested that the Marigny Triangle be changed to low density and that the current low density in the Marigny Rectangle be retained.

Our density has historically been low as compared to the French Quarter. The increase in density that has been seen over the last 40 years is due to buildings that were either constructed before our zoning was put into place or built later without respecting our zoning, buildings such as Christopher Inn and several 8 – 10 unit cinder block apartment complexes, all of which are unfortunate exceptions to the housing stock and fabric of our neighborhood.

Our neighborhoods and the buildings that occupy them were built before the advent of conveniences we enjoy today, like electricity and cars. Municipal codes and zoning from that time could not take these variables into account, causing many of the quality-of-life issues--such as amplified sound and the inability to park near your home--that trouble us today.

Although an increase in density may seem beneficial, we feel that the blanket increasing of the density within an area without having safeguards in place to mitigate the numerous problems associated with this increase is a recipe for disaster. This is not to say that a planned increase in density based on smart growth principles should be avoided, but instead emphasizes that increasing density requires both the necessary capital outlay in infrastructure and additional zoning requirements to mitigate the issues that result from higher densities. These provisions should be in hand before any change is enacted.

In Marigny, we have decided to keep our density within the design parameters of our neighborhood (low) but allow larger densities on a case-by-case basis through conditional use. This allows for smart increases in density while making sure the necessary protections are put in place to mitigate quality of life issues.

We hope that you will take note of our observations and with this information take the necessary steps to avoid these quality of life issues.

Sincerely,

Chris

EXHIBIT

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F. We support continuity in zoning - with variances on a case by case basis.

All parcels in the Bywater neighborhood should be zoned as they are presently zoned with the equivalent new zoning designations to reflect the existing zonings.

For example:

All present RD-# parcels should be zoned HU-RD2

All present B1-A parcels should be zoned HU-B1A

All presently zoned light industrial areas should be HU-MU

Any present B-1, B-2 or C-1 areas should be so designated by the new zoning classification that would most closely reflect the current zoning designation.

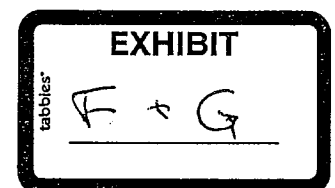
G. Parking would be adversely effected by a change to a "Medium Density" designation.

On street parking has become one of the "quality of life" issues in the older historic neighborhoods of New Orleans and Bywater is no different. Most people in Bywater do not have off street parking available to them. Almost everyone who must park on the street wants to park as close to their homes as possible. Some, so it is easier to unload groceries or other merchandise. Some, because they feel they can "keep a better eye" on their vehicle when it is in front of their home. People who arrive home after dark wish to park close to home for safety reasons.

There are already many blocks in Bywater where on street parking is getting difficult. An increase in living units through a density increase will obviously only exacerbate this situation as smaller buildings that are broken up into several apartments are not required to have off street parking. Only the larger developments such as the Art Lofts and Rice Mill provide parking for their tenants as required by law.

Unfortunately, the Board of Zoning Adjustments (BZA) has contributed to this situation through their almost automatic waiving of required off street parking for new businesses in recent years. Earlier this year the BZA waived nine (9) off street parking spaces for a new restaurant in Bywater over the very vocal objections of many immediate neighbors in the adjacent residential area.

The existing problem of on street parking is just one more reason why a density increase would have a potentially negative impact on the quality of life of Bywater residents.



WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER
"X" IF "YES"

- ✓ 1. Maria Gonzalez 3106 Dauphine [Signature] X
2. Matthew Zimmerman 3117 Dauphine [Signature] —
3. Phyllis Paron 3115 Dauphine St [Signature] —
4. Glen Ridley 3123 Dauphine [Signature] —
5. Angie Ford 3034 Dauphine Street [Signature] —
6. Tim Carter 3031 Dauphine [Signature] —
7. Hannah Dixon 3122 Dauphine Hannah Dixon —
8. Rudy Dixon 3122 Dauphine Rudy Dixon —
9. Kami Patterson 3112 Dauphine [Signature] —
10. Wm Mark 3112 Dauphine [Signature] —
11. WACK GARCIE 3113 DAUPHINE ST [Signature] —
12. Nancy Kappes Nancy Kappes 3127 Royal [Signature] —
13. Arel Kappes 3127 Royal Arel Kappes X
14. Gabe Kiser 3067 Dauphine [Signature] —
15. Ryan Larsen 815 Clouet St. Ryan Larsen —
16. JOVANI SANFAMIO 1030 CLOUET ST [Signature] —
17. Erica Amrine 707 Clouet St [Signature] X
18. Thomas Rex Anderson 707 Clouet St. [Signature] X
19. Gary Troxclair 723 Clouet St. [Signature] X
20. John HAZARD 713 Clouet St [Signature] X
21. Renee Boyer 3101 Dauphine [Signature] —
22. Steve Reich 3126 DAUPHINE [Signature] —
23. Morgan Baird 3124 Dauphine [Signature] —
24. Nicolas Mendler 3073 Dauphine [Signature] —
25. Jeremy Pollock 3073 Dauphine [Signature] —

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Mailbox at 3106 Dauphine Street, N.O. LA. 70117

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BNA MEMBER
"X" IF "YES"

1. FRANK AQUINO 907 CLOUTY

[Signature]

2. Scott Varnado 909 Clouet st

Huber

3. Claire Mangano 909 clovet st

Cloutier

4. Clyde Casey 2525 Burgundy Circle

Superior

5. Margaret Davidson 3138 Daphne St

M. P. Jones

6. Hedassah Edwards 823 Clont

[Signature]

7. John G. Horwath, 3500 St. Claude Ave

John G. Howarth

8. Dorick Mamon 3103 Daphine

North

9. Steve Thompson 3063 Dauphine St.

[Handwritten signature]

10. SMELLY WILLS SZR MONTAGUT

Shelley

11. JANELLE BROCKHARTS 3143 CHUET 20117

2/2

12. Karen McGillickay 315 Dayshide

KRM:Mad

13. J. PATRICK LOGAN 3119 DARTMOUTH ST 70117

14. JOHNEL HOGAN 3119 WATKINS ST 70117

15. Frank H. Muller IV 3329 Dauphine St. 70117

16. Marc Balerne 815 Clavet St. 70117

17. SPENCER PERRENOUD 815 CLOUET ST San Francisco, CA 70117

18. STEVE SACCHITELLI 1043 CLOUET ST. ~~11111~~ 70117

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**WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED
LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN**

PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER
"X" IF "YES"

1. Wes Wu 3608 N. Rampart [Signature]
2. CONRAD GORDON 3200 DAUPHINE ST [Signature]
3. Michael [unclear] 727 Louisa St [Signature]
4. RN [unclear] RN [unclear]
5. DAVID GUNTER 3428 DAUPHINE ST [Signature]
6. CAROLINE STUBBS 1023 LOUISA [Signature] X
7. MIKE STUBBS 1023 LOUISA N.O. LA. 70117 X
8. Ariya Martin 620 Congress Ave. Metairie
9. Benjamin Lyons 915 Louisa St. [Signature]
10. Aileen BOOS 730 Independence St [Signature]
11. Kristin Masser 3310 St. Claude [Signature]
12. Monique Leon 3016 St Claude [Signature]
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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. Shawn Hall	3240 Dauphine	[Signature]	X
2. Mark Bingham	3240 Dauphine	[Signature]	X
3. SHANNA OWEN	3219 Dauphine	[Signature]	
4. Geoff Danley	3219 DAUPHINE	[Signature]	
5. BOB SNEED	3622 ST CLAUDE	[Signature]	
6. Greg Schatz	3030 St Claude	[Signature]	X
7. [Signature]	3323 Dauphine	[Signature]	X
8. Elizabeth Shaming	3214 Dauphine	[Signature]	X
9. Cam V Dym	3218 Dauphine St	[Signature]	X
10. Brian Budzinski	632 Piety St	[Signature]	
11. PERRY CRAW	3820 Dauphine	[Signature]	
12. PETER G SMITH	823 PIETY	[Signature]	
13. Joe Wilkins	930 Larca	[Signature]	
14. Allan Lacey	1002 LOUISA ST	[Signature]	X
15. ANTOINETTE GAY	1005 LOUISA ST	[Signature]	
16. MIKE SMITH			
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PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER
"X" IF "YES"

- ✓ 1. Howard R. Prince 3804 Royal St. Howard Prince X
2. Trace R. Cates 1032 Independence St. Trace Cates _____
3. Heath Walker 722 Louise Heath Walker _____
4. Jason McDonald 925 Poland Ave Jason McDonald _____
5. BRIAN SEWARD 711 PAULINE Brian Seward _____
6. Eric Steinberg 3808 Royal St. Eric Steinberg _____
7. MATT Rhody 3815 Royal Matt Rhody X
8. James Cooch 3822 Royal St. James Cooch _____
9. Nigey Car 3820 Royal St. Nigey Car _____
10. James Rhine 3816 Royal St. James Rhine _____
11. MARGARET ONEILL 3810 ROYAL ST Margaret O'Neill _____
12. EUGENIA VITRANO 3824+26 Royal St Eugenia Vitrano _____
13. VINCENT VITRANO 3824+26 ROYAL ST Vincent Vitrano _____
14. SANDRA LYLE 700 1/2 Poland Sandra Lyle _____
15. H.G. Robbins 700 1/2 Poland H.G. Robbins _____
16. James Richard 3816 Royal St James Richard _____
17. MARTY McELVEEN 3800 ROYAL Marty McElveen _____
18. D L Denning 3819 Royal D L Denning _____
19. Jan F. Howard 3805 ROYAL Jan F. Howard _____
20. Georgia Rhody 3815 Royal St Georgia Rhody X
21. TAY Cooper 3822 Royal St. Tay Cooper _____
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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME	STREET NAME & NUMBER ONLY	SIGNATURE	BNA MEMBER "X" IF "YES"
1. MARK COTTEN	608 Pauline St	Mark Cotten	X
2. GARY MADORE	608 Pauline St.	Gary Madore	X
3. Steven Beil	815 Montegut St	Steve Beil	
4. Katie Janigan	3007 Dauphine	Katie Janigan	
5. Y. H. Axis	719 Montegut	Y. H. Axis	
6. Brooke Apperson	3011 Dauphine	Brooke Apperson	✓
7. Ze-daluz	3000 Burgundy	Ze'daluz	
8. CHRISTOPHER ARDREY	3425 BURGUNDY	Christopher Ardrey	
9. DON STARR	833 Clouet	Don Starr	
10. EARL CARPENTER	833 Clouet	Earl Carpenter	
11. Camilla Brewer	3118 Burgundy	Camilla Brewer	
12. Glen McDonald	901 Clouet	Glen McDonald	
13. Michelle Hocher	918 Spain	Michele Hocher	X
14. Lillian McNeel	3012 Burgundy	Lillian McNeel	X
15. Andrew Haggerty	Andrew Haggerty	Andrew Haggerty	X
16. JOANNE HARRINGTON	829 Montegut	Joanne Harrington	X
17. DAVID PELTIER	817 MONTEGUT ST.	David Peltier	X
18. John OTTERSON	912 Clouet St.	John Otterson	X
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PRINT NAME STREET NAME & NUMBER ONLY SIGNATURE BNA MEMBER
"X" IF "YES"

- ✓ 1. JOHN ANDREWS 819 LESSEPS ST John Andrews X
2. Beverly Andrews 819 Lesseps St Beverly Andrews X
3. TOM HICKBROOK 818 LESSEPS Tom Hickbrook —
4. LANE LACOU 4010 Royal Lane Lacou ✓
5. Michael Welch 609 Lesseps Michael Welch —
6. MAURICE SLAUGHTER 602 Lesseps Maurice Slaughter ✓
7. Cynthia Slaughter 602 Lesseps Cynthia Slaughter ✓
8. Mercee M. Wilson 600 Lesseps St Mercee M. Wilson ✓
9. Lamar Williams 608 Lesseps Lamar Williams —
10. Melanie Shubert 817 Lesseps Melanie Shubert —
11. KEITH A. SCHEYNAUER 905 POLAND Keith Scheynauer ✓
12. PAT McGannon 816 Lesseps St N.O. La ✓
13. Charles McGannon 816 Lesseps No La —
14. Jim Tull 610 AP4 Lesseps St Jim Tull —
15. COREY M. SCHWARTZ 4300 N. RAMPART Corey M. Schwartz —
16. J.W. Andrews 4317 DAUPHINE ST J.W. Andrews X
17. Melissa Andrews 4317 Dauphine St Melissa Andrews X
18. Lidia Sanchez 830 Poland Ave Lidia Sanchez ✓
19. Ryan Plonka 828 Poland Ave Ryan Plonka —
20. Laura Sickerh 828 Poland Ave Laura Sickerh —
21. Jay A. Jones 813 Poland Ave Jay A. Jones —
22. John B. George 822 Poland Ave John B. George —
23. Benigno Jr 822 Poland Ave Benigno Jr —
24. CHRIS RIOS 808-810 Poland Ave Chris Rios —
25. Rachel Sanchez 830 Poland Rachel Sanchez —

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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME	STREET NAME & NUMBER ONLY	SIGNATURE	BNA MEMBER "X" IF "YES"
1. HARRY CHATRAW	3918 Royal St	Harry Chatraw	
2. Sarah E. Chatraw	3918 ROYAL ST	Sarah Chatraw	
3. Todd R. Sanford	622 PAULINE ST	Todd Sanford	X
4. SUSAN L. Allen	622 Pauline St	Susan L. Allen	X
5. Ryan Fiedel	824 Lesseps St	Ryan Fiedel	
6. Laura Wood	4019 Royal	Laura Wood	
7. DOUG Froeba	Poland AVE. 905	Doug Froeba	X
8. CAEME Jo MARTIN	834 LESSEPS	Caeme Jo Martin	*
9. Eric Lind	3414 Dauphine St	Eric Lind	
10. Robyn May	812 Lesseps	Robyn May	
11. ODILE B	BALTHAZAR 813-15 LESSEPS	Odile B	(X) Her mark
12. Lee Meitgen	828 Lesseps	Lee Meitgen	
13. Dimitri Apessos	328 Lesseps	Dimitri Apessos	N
14. [Signature]	937 Francis	[Signature]	
15. Becky Bowen	810 Lesseps	Becky Bowen	N
16. Susan C Carter	4129 Burgundy	Susan C Carter	N
17. Elizabeth Wentworth	739 Lesseps	Elizabeth Wentworth	
18. Carol Kadishok	709 Independence	Carol Kadishok	X
19. Keith Hurst	741 Lesseps	Keith Hurst	X
20. DAVE WEINER	714 PIETY	Dave Weiner	X
21. CHRIS SOWSY	4225 DAUPHINE	Chris Sowsey	X
22. KERWIN KELLY	4130 DAUPHINE	Kerwin Kelly	
23. David Kline	711 Pauline	David Kline	
24. Crystal Gross	933 Louisa	Crystal Gross	
25. Jis2 Hall	4218 Dauphine	Jis2 Hall	

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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. MATT MCSHEE	714 FRANCE	[Signature]	
2. Richard Allen	1708 France	[Signature]	
3. Brandon Peller	[Signature]	[Signature]	
4. David W. Lee	3704 Burgundy	[Signature]	
5. Mo Hognady	715 Bartholomew	[Signature]	
6. Patrick C. Villenard	611 Montegut St.	[Signature]	
7. Johnny Blancas	613 Montegut St.	Johnny Blancas	
8. Cathy Blane	613 Montegut St.	Cathy Blane	
9. KRISTIN SEVIN	625 MONTGUT ST	Kristin Sevin	X
10. Kelley Sevin	625 Montegut St.	Kelley	X
11. RONALD SEVIN	625 MONTGUT ST	[Signature]	X
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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER
"X" IF "YES"

She Hon. J. Poll et JR 4208/10 Burgundy St

Sh. Han-Peter, Jr.

2. Jeff Thomas 241/243 Bartholomew St

Jeff Shover

3. James Butler 600 Pauline st.

James Butler

4. Linda Hunt. Butcher 630 Pauline St

ADW

5. Emily Nash 626 Pauline St

6. 1, D. JORDAN 626 Park ST

7. Anthony J Eschinson 877 LESSERS ST.

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**WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED
LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN**

PRINT NAME	STREET NAME & NUMBER ONLY	SIGNATURE	BNA MEMBER "X" IF "YES"
1. MARY COOPER	818 CONGRESS	Mary Cooper	X
2. TOMMY L.H. THOMANN	818 CONGRESS ST	Tommy L.H. Thomann	X
3. JOHN P. BELLINGER	834 LOUISA ST	John P. Bellinger	X
4. BRIAN KLUTZ	831 LOUISA ST.	Brian Klutz	X
5. NICK RIPPON JR	631 CLOUET ST.	Nick Rippon Jr	F
6. MARY LESLIE ARMSTRONG	934 BATHOLOMEW ST.	Mary Leslie Armstrong	F
7. EUGENE R. NEW	810 LOUISA ST.	Eugene R. New	X
8. JANE REED JENNON	1038 DESIRE ST.	Jane Reed Jennon	X
9. CHRIS DE BECK	815 LOUISA ST.	Chris De Beck	X
10. PAIGE VALETTE	815 LOUISA ST.	Paige Valente	X
11. KATHY RUBIN	837 LOUISA ST.	Kathy Rubin	X
12. BOB RUL	837 LOUISA ST	Bob Rul	X
13. RAY BROADY	831 LOUISA ST	Ray Broadly	X
14. ELYSE MANNING	836 LOUISA ST	Elyse Manning	X
15. WALT MCLEMENTS	836 LOUISA ST	Walt Mclements	X
16. RATE MCNEE	3210 BURGUNDY ST	Rate Mcnee	X
17. TAVI EAVES	918 CLOUET	Tavi Eaves	X
18. TRACY THOMSON	832-R CLOUET	Tracy Thomson	X
19. ANDREW ROBERTS	832-R CLOUET	Andrew Roberts	X
20. GREG MACOZY	822 LOUISA	Greg Macozy	X
21. MARCUS FRASER	918 CLOUET	Marcus Fraser	F
22. ROBERT C. SMITH	3214 BURGUNDY	Robert C. Smith	X
23. MAX BIEN-KAHN	931 GALLIER	Max Bien-Kahn	X
24. CASEY REECE-KAIGLER	931 GALLIER	Casey Reece-Kaigler	X
25. STEVEN MOSER	937 LOUISA ST	Steven Moser	X

WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER

"X" IF "YES"

1. FERDINAND J. BREAUX, 935 LOUISA ST. N.W. Ferdinand J. Breaux X
2. STEVEN R. SMITH 910 LOUISA ST. NO Steve Smith X
3. JULIE JONES, 827 LOUISA ST. NO Julie Jones X
4. JOVANNETTA 821 LOUISA ST. NO Jovannetta X
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J.3

**WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED
LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN**

<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. RONALD SPEGHT	931 LOUISA ST.	<i>Ronald Speght</i>	X
2. M. Cyren Henderson	3157 Burgundy St	<i>M. Cyren Henderson</i>	
3. Elizabeth Charvat	3142 Burgundy St.	<i>Elizabeth Charvat</i>	X
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Mark M. Gonzalez

Attorney at Law

701 Poydras Street, Suite 4100
New Orleans, Louisiana 70139

(504) 525-4361 - FAX: 525-4380
e-mail: mark@nola-law.com

December 14, 2011

By Telecopier - (504) 658-7032 and Hand Delivery

Yolanda Rodriguez, Executive Director
City of New Orleans City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

RE : Land Use Density - Bywater (letter with endorsements)
Comments on Draft Comprehensive Zoning Ordinance
Bywater Neighborhood

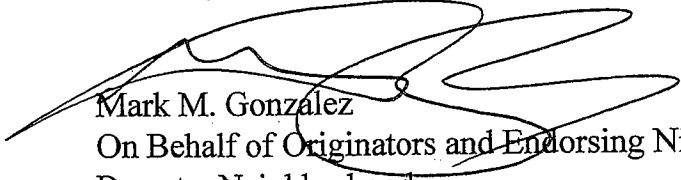
Dear Ms. Rodriguez and Planning Commission:

Following up on letters we sent you on October 20 - 27 and December 2nd, please find **enclosed Five (5) additional pages of endorsements to our October letter - bringing the number of endorsing signatures to the letter to over 250.**

Copies of these letters - with all signatures - were delivered to the Commission Members at yesterday's December 13th meeting. **Please let this confirm our desire and request that these two letters and endorsement signatures be made "part of the record" of the City Planning Commission hearings (at which time we presented copies of the letters).**

Thank you in advance for your attention and consideration to these issues, and please let me know if you have any questions or need any clarification.

Sincerely,



Mark M. Gonzalez
On Behalf of Originators and Endorsing Neighbors
Bywater Neighborhood

Enclosure: 5 pages

**WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED
LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN**

<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. CLYDE WATKINS	836 1/2 LOUISA ST	<i>[Signature]</i>	X
2. Brian Lockett	936 Gallier St.	<i>[Signature]</i>	X
3. JOSH YUKICH	902 Louisa St.	<i>[Signature]</i>	
4. Bridget Harrell	3211 Burgundy	<i>[Signature]</i>	
5. Mary C. Harrell	3211 Burgundy	<i>[Signature]</i>	
6. Daniel G. Cogswell	3611 N. Rampart	<i>[Signature]</i>	X
7. Marcus L. Thompson	3611 Dauphine St.	<i>[Signature]</i>	X
8. Erika Knott	805 Louisa St. NOLA	<i>[Signature]</i>	X
9. Art Cortner	814 Louisa St.	<i>[Signature]</i>	
10. Jennifer Montgomery	831 Louisa	<i>[Signature]</i>	
11. LAUREL TRUE	3323 Dauphine St	<i>[Signature]</i>	X
12. JIM SOHR	831 Louisa	<i>[Signature]</i>	X
13. Laura Koch	4020 N. RAMPART St.	<i>[Signature]</i>	X
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PLEASE RETURN SIGNATURES TO:

Mailbox at 3106 Dauphine Street, N.O. LA. 70117

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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. Valerie McDonnell	814 CONGRESS ST	<i>Valerie McDonnell</i>	X
2. FOLWELL DUNBAR	621 LOUISA ST.	<i>Folwell Dunbar</i>	X
3. <i>M. Erenberg</i>	1032 France	<i>M. Erenberg</i>	X
4. Edmund Bleich	3519 St. Claude	<i>Edmund Bleich</i>	
5. ALTON OSBORN	818 DESIGNE	<i>Alton Osborn</i>	X
6. Beth Flick	810 Piety St.	<i>Beth Flick</i>	
7. David Stephens	3428 Royal St	<i>David Stephens</i>	
8. Blake Vonderhaar	922 Louisa	<i>Blake Vonderhaar</i>	X
9. <i>Mrs. D. D.</i>	640 Pauline	<i>Mrs. D. D.</i>	NO
10. Carol Ragas	640 Pauline	<i>Carol Ragas</i>	NO
11. Shegal Vartanian	619 Alvar St	<i>Shegal Vartanian</i>	NO
12. DAVID + SUSAN KOREC	3423 ROYAL	<i>David Korec</i>	NO
13. Mary Schellman	3429 Royal St	<i>Mary Schellman</i>	NO
14. MORGAN CROTCHER	918 MONTEGUT	<i>Morgan Crotcher</i>	
15. STEVE SACHITELLI	1043 CLOUET ST -	<i>Steve Sachitelli</i>	
16. CONRAD BOOITOS	3000 DAUPHINE	<i>Conrad Booitos</i>	NO
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Mailbox at 3106 Dauphine Street, N.O. LA. 70117

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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN

PRINT NAME STREET NAME & NUMBER ONLY

SIGNATURE

BNA MEMBER
"X" IF "YES"

1. Madelienne Simon 3803 Royal St Madelienne Simon _____
2. Grace Halbert 906 Pauline St Grace Halbert _____
3. NICK XIEBER 337 BURGUNDY ST Nick Xieber _____
4. Richard Mirabelli 3331 Burgundy St. Richard J. Mirabelli _____
5. VICTOR PIZARO 929 MONTEBUT [Signature] _____
6. DONNY MARZ 3103 DAUPHINE [Signature] _____
7. David M. Duval 721 MAZANT [Signature] _____
8. TRAVIS A HOFFMANN 820 BARTHOLOMEW [Signature] _____
9. PATRICK DE AVELAR 3932 DAUPHINE [Signature] _____
10. James Lalande JAMES LALANDE _____
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Mailbox at 3106 Dauphine Street, N.O. LA. 70117

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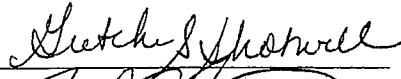



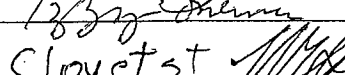
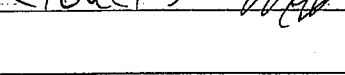
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PRINT NAME STREET NAME & NUMBER ONLY

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BNA MEMBER

"X" IF "YES"

1. Gretchen Shotwell 710 Pauline  _____
2. John Ford 716 Pauline  _____
3. Thomas Spencer 708 Pauline  _____
4. Craig Kile 713 Pauline St.  X _____
5. Lawrence 826 Clouet St.  _____
6. Michael Raeder 826 Clouet St.  _____
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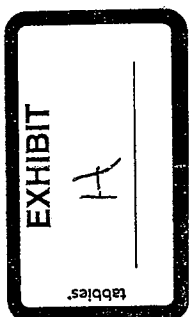
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WE, THE UNDERSIGNED RESIDENTS OF BYWATER ENDORSE THE ATTACHED LETTER ASKING THAT THE PRESENT LOW DENSITY DESIGNATION REMAIN


<u>PRINT NAME</u>	<u>STREET NAME & NUMBER ONLY</u>	<u>SIGNATURE</u>	<u>BNA MEMBER</u> "X" IF "YES"
1. Keith Crowe	3408 N RAMPART ST.	[Signature]	X
2. Brent Johnson	3408 N RAMPART ST	[Signature]	X
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PD 7-2R

 You replied on 11/1/2011 4:17 PM.

Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

CPCinfo

From: carolyn leftwich [carolynleftwich@yahoo.com] **Sent:** Tue 11/1/2011 3:59 PM
To: Yolanda W. Rodriguez
Cc: CPCinfo; Christopher C. Mills; Kristin G. Palmer; Trevor K. Theunissen; Shea Embry; Cam Mangham; John Costa; John Messinger; Mary Ann Hammett
Subject: Support Medium Density Bywater Land Use and Zoning Changes
Attachments:  [Land Use Zoning Letter to CPC 11.1.11.pdf\(189KB\)](#)

Ms. Rodriguez,

Please accept the attached letter from Smart Growth Bywater in favor of Medium Density Land Use and associated zoning changes, including the placement of Bywater in the Historic Core.

Regards,

Smart Growth Bywater Steering Committee
 Lianne Brown
 John Costa
 Shea Embry
 Carolyn Leftwich
 Cam Mangham
 John Messinger

**Smart
Growth
Principles**

1. Create Range
of Housing
Opportunities
and Choices

2. Create
Walkable
Neighborhoods

3. Encourage
Community and
Stakeholder
Collaboration

4. Foster
Distinctive,
Attractive
Communities
with a Strong
Sense of Place

5. Make
Development
Decisions
Predictable,
Fair and Cost
Effective

6. Mix Land
Uses

7. Preserve
Open Space,
Farmland,
Natural Beauty
and Critical
Environmental
Areas

8. Provide a
Variety of
Transportation
Choices

9. Strengthen
and Direct
Development
Towards
Existing
Communities

10. Take
Advantage of
Compact
Building Design

November 1, 2011

Ms. Yolanda Rodriguez, Executive Director
City of New Orleans City Planning Commission
1340 Poydras Street, Suite 900

Via Email to: ywrodriguez@nola.gov

Email copies to: cpcinfo@nola.gov, Chris Mills: ccmills@nola.gov,

City Councilmember Kristin Giselson Palmer: kgpalmer@nola.gov,

Trevor K. Theunissen: tktheunissen@nola.gov

Re: Bywater Land Use and Zoning Changes –Policies to Retain and Increase
Bywater Population

Dear Ms. Rodriguez:

Smart Growth Bywater strongly supports land use and zoning policies that will retain current residents, attract new ones and reduce Bywater blight. We envision a walkable neighborhood that serves the needs of all ages—from infants to retirees. We believe that the following policies would achieve those goals.

Land Use-Medium Density

Smart Growth Bywater supports the amendment to the city's Master Plan that would change the land use in Bywater from Pre-War Residential Low Density to Pre-War Residential Medium Density, and to Mixed-Use Medium Density, where appropriate. These changes would help reverse the suburbanization and loss of population in Bywater that began most rapidly in the 1960s.

(See discussion Why SGM supports Medium Density Land Use for Bywater and the Oct. 28, 2011 release of the GNOCDC report "Housing Development and Abandonment in New Orleans".
<http://www.gnocdc.org/HousingDevelopmentAndAbandonment/index.html>)

Zoning Recommendations

We support recommendations that would:

- a) Place Bywater in the Historic Core along with the Treme and the Marigny instead of the Historic Urban neighborhood. The land use pattern and buildings of Bywater, established in 1807, are more consistent with those of an Historic Core vs an Historic Urban neighborhood.
- b) Designate residential zoning at (Historic Core) HMR-3. Current residential zoning allows a maximum of 2 dwelling units per parcel. *If a property meets certain zoning requirements, this zoning would allow an additional one or two dwelling units per parcel. However, Smart Growth Bywater questions the necessity of a 20' rear yard requirement.*
- c) Designate commercial zoning as HMC-3. This allows for a maximum of 4 residential units per parcel in addition to commercial use. This zoning is

compatible with both low and medium density land use designations.

- d) SGB believes that zoning rules should *allow accessory buildings as habitable dwelling units without* proof of their historical existence. Accessory buildings make the principle housing unit more affordable to purchase and maintain, thereby helping to fight blight; it addresses the needs of the demographic shift where smaller dwelling units occupied by single adults are in demand.

Why Smart Growth Bywater Supports Medium Density Land Use for Bywater and Recommended Zoning Changes

A few of the many reasons to support these land use and zoning changes, all of which are backed up by best practices and hard data, include:

1. The key to revitalization of urban neighborhoods like Bywater is increasing the population. An increased population pulls amenities to the area, like stores and services (i.e. jobs) and more transportation options like streetcars, express bus service and bike lanes. This makes the community more walkable, sustainable, healthier and less dependent upon cars to meet the needs of daily living.
2. Increased population means safer streets because of the "eyes on the street" phenomenon.
3. The walkability of the neighborhood brings population diversity meeting the needs of many people-- the young, the elderly, renters and homeowners, and a variety of income levels. Diversity is a sign of a healthy community.
4. Transportation options like streetcars are funded based on population and demand. Bywater residents want to see the Desire Streetcar line return to the neighborhood. Medium density land use gives us the best chance of increasing our population to make this happen.
5. Medium density residential land use could help reduce blight and increase the ability to maintain our current historic housing stock. For example, homeowners whose properties meet certain zoning and Historic District Landmarks requirements could turn a double into extra income by adding a camelback. The extra income potential could make it easier for more people to buy and restore blighted housing in the area, while providing more rental housing.
6. More people living on higher ground makes for a more resilient city in the event of major flooding.

Parking

A variety of parking policies that work together—shared parking, fee in lie of parking, paid public parking, employer paid bus passes, resident parking passes, bike racks, etc.—combined with more and better transportation options could have the effect of making parking less -- not more -- of a concern. Take a look into the parking garage at the Art Lofts: you'll find a lot more bikes than cars!

Respectfully,

Smart Growth Bywater Steering Committee

Lisanne Brown

John Costa

Shea Embry

Carolyn Leftwich

Cam Mangham

John Messinger

Other:

Doug Brantley, 918 Mazant St.

Kevin Miverata, 918 Mazant St.

Jim Eaton, 616 Louisa St.

Mark Richards, 1201 France St.

Links and Resources:

- New Orleans Master Plan and CZO
<http://www.nolamasterplan.org/documentsandresources.asp>
- "Parking Spaces/Community Places--Finding the Balance through Smart Growth Solutions": <http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf>
- Smart Growth-As Seen from the Air; Convenient Neighborhood, Skip the Car.
John W. Holtzclaw <http://www.sierraclub.org/sprawl/transportation/holtzclaw-awma.pdf>
- High Cost of Parking by Donald Shoup; American Planning Association, 2006
- Center for Neighborhood Technology (CNT) <http://www.cnt.org/>
- Smart Growth America: <http://www.smartgrowthamerica.org>
- The Environmental Protection Agency--Smart Growth:
<http://www.epa.gov/smartgrowth/publications.htm>
- "Location Efficiency and Housing Types-Boiling it Down to BTUs". Recent white paper that shows dense communities are more economical for those who live in them and better for the environment

http://epa.gov/smartgrowth/pdf/location_efficiency_BTU.pdf

- Location Efficiency of Urban Neighborhoods, <http://www.cnu.org/locationefficiency>
- Where Does the Money Go: How the Average Consumer Spends it's Paycheck, *Source: U.S. Dept. of Labor, Bureau of Labor and Statistics, April 2009*, <http://visualeconomics.creditloan.com/how-the-average-us-consumer-spends-their-paycheck/>
- Above-Sea-Level New Orleans, The Residential Capacity of Orleans Parish's Higher Ground," Campanella, April 2007 http://fleurdelis.tulane.edu/CBR_Sea-Level_04_07.pdf
- Plan for the 21st Century: New Orleans 2030, New Orleans City Planning Commission
- Gratz, Roberta B. The Living City. Simon and Schuster, 1989,
- Fewer jobs mean fewer people and more vacant housing, Allison Plyer and Elaine Ortiz, Greater New Orleans Community Data Center, Released May 2, 2011.
- Residential Construction Trends in America's Metropolitan Regions, Development, Community, and Environment Division, U.S. Environmental

PD7-2R

Paul Cramer

From: Yolanda W. Rodriguez
Sent: Tuesday, November 01, 2011 10:16 AM
To: Paul Cramer
Subject: Fw: Help with the Bywater master plan

Fyi
 Yolanda W. Rodriguez
 Executive Director
 City Planning Commission

Sent from my BlackBerry Wireless Handheld

From: Michael Bolan [mailto:michaelbolan@yahoo.com]
Sent: Tuesday, November 01, 2011 08:18 AM
To: Yolanda W. Rodriguez
Cc: Michael Bolan <michaelbolan@yahoo.com>
Subject: Help with the Bywater master plan

Land Use-Medium Density

Smart Growth Bywater supports the amendment to the city's Master Plan that would change the land use in Bywater from Pre-War Residential Low Density to Pre-War Residential Medium Density, and to Mixed-Use Medium Density, where appropriate. These changes would help reverse the suburbanization and loss of population in Bywater that began most rapidly in the 1960s.

(See discussion below, *Why SGB supports Medium Density Land Use for Bywater* and NEWS RELEASE.)

Zoning Recommendations

We support recommendations that would:

- Place Bywater in the Historic Core along with the Treme and the Marigny instead of the Historic Urban neighborhood. The land use pattern and buildings of Bywater, established in 1807, are more consistent with those of an Historic Core vs an Historic Urban neighborhood.
- Designate residential zoning at (Historic Core) HMR-3. Current residential zoning allows a maximum of 2 dwelling units per parcel. If a property meets certain zoning requirements, this zoning would allow an additional one or two dwelling units per parcel. However, Smart Growth Bywater questions the necessity of a 20' rear yard requirement.
- Designate commercial zoning as HMC-3. This allows for a maximum of 4 residential units per parcel in addition to commercial use. This zoning is compatible with both low and medium density land use designations.

- SGB believes that zoning rules should allow accessory buildings as habitable dwelling units without proof of their historical existence. Accessory buildings make the principle housing unit more affordable to purchase and maintain, thereby helping to fight blight; it addresses the needs of the demographic shift where smaller dwelling units occupied by single adults are in demand.

Why Smart Growth Bywater Supports Medium Density Land Use for Bywater and Zoning Changes

Here are just a few of the many reasons to support this land use designation, all of which are backed up by best practices and hard data:

- The key to revitalization of urban neighborhoods like Bywater is increasing the population. An increased population pulls amenities to the area, like stores and services (i.e. jobs) and more transportation options like streetcars, express bus service and bike lanes. This makes the community more walkable, sustainable, healthier and less dependent upon cars to meet the needs of daily living.
- Increased population means safer streets because of the "eyes on the street" phenomenon.
- The walkability of the neighborhood brings population diversity meeting the needs of many people--the young, the elderly, renters and homeowners, and a variety of income levels. Diversity is a sign of a healthy community.
- Transportation options like streetcars are funded based on population and demand. Bywater residents want to see the Desire Streetcar line return to the neighborhood. Medium density land use gives us the best chance of increasing our population to make this happen.
- Medium density residential land use could help reduce blight and increase the ability to maintain our current historic housing stock. For example, homeowners whose properties meet certain zoning and Historic District Landmarks requirements could turn a double into extra income by adding a camelback. The extra income potential could make it easier for more people to buy and restore blighted housing in the area, while providing more rental housing.
- More people living on higher ground makes for a more resilient city in the event of major flooding.

Parking

A variety of parking policies that work together--shared parking, fee in lie of parking, paid public parking, employer paid bus passes, resident parking passes, bike racks, etc.--combined with more and better transportation options could have the effect of making parking less--not more--of a concern. Take a look into the parking garage at the Art Lofts: you'll find a lot more bikes than cars!

A growing community would also make city investment in public transit more likely. Current plans call for extending streetcar service along St. Claude Avenue to Press Street, the dividing line between the Marigny and Bywater. With a population to support the service, we hope to convince officials to extend service all the way to Bywater's downriver edge at Poland Avenue.

NEWS RELEASE! October 28, 2011. The Greater New Orleans Data Center report, "Housing Development and Abandonment in New Orleans," discusses population loss in the city and conclusions to help mitigate blight. Between 2000 and 2010, Bywater lost 22% of its population. Smart Growth Bywater has been advocating for policy changes (specifically Land Use and Zoning) that will help retain current residents, gain new ones and reduce blight. We envision a walkable neighborhood that serves the needs of all ages--from infants to retirees.

To view the report, visit <http://www.gnocdc.org/HousingDevelopmentAndAbandonment/index.html>

Helpful Links and Resources:

New Orleans Master Plan and CZO: <http://www.nolamasterplan.org/documentsandresources.asp>

"Parking Spaces/Community Places--Finding the Balance through Smart Growth Solutions": <http://www.epa.gov/dced/pdf/EPAParkingSpaces06.pdf>

Smart Growth-As Seen from the Air; Convenient Neighborhood, Skip the Car: John W. Holtzclaw <http://www.sierraclub.org/sprawl/transportation/holtzclaw-awma.pdf>

High Cost of Parking by Donald Shoup; American Planning Association, 2006

Center for Neighborhood Technology (CNT) <http://www.cnt.org/>

Smart Growth America: <http://www.smartgrowthamerica.org>

The Environmental Protection Agency--Smart Growth: <http://www.epa.gov/smartgrowth/publications.htm>

"Location Efficiency and Housing Types-Boiling it Down to BTUs: Recent white paper that shows dense communities are more economical for those who live in them and better for the environment http://epa.gov/smartgrowth/pdf/location_efficiency_BTU.pdf

Location Efficiency of Urban Neighborhoods: <http://www.cnu.org/locationefficiency>

Where Does the Money Go: How the Average Consumer Spends its Paycheck; Source: U.S. Dept. of Labor, Bureau of Labor and Statistics, April 2009, <http://visualeconomics.creditloan.com/how-the-average-us-consumer-spends-their-paycheck/>

"Above-Sea-Level New Orleans, The Residential Capacity of Orleans Parish's Higher Ground," Campanella, April 2007 http://fleurdelis.tulane.edu/CBR_Sea-Level_04_07.pdf

Plan for the 21st Century: New Orleans 2030, New Orleans City Planning Commission

Gratz, Roberta B., *The Living City*. Simon and Schuster, 1989.

Fewer jobs mean fewer people and more vacant housing, Allison Plyer and Elaine Ortiz, Greater New Orleans Community Data Center, Released May 2, 2011.

Residential Construction Trends in America's Metropolitan Regions, Development, Community, and

Environment Division, U.S. Environmental Protection Agency, January, 2010.

December 3, 2011

Jacqueline Brechtel Clarkson
City Council Offices - 2W50
CITY HALL - 1300 Perdido
New Orleans, Louisiana 70112

Kristin Gisleson Palmer
City Council District "C" - Room 2W70
CITY HALL - 1300 Perdido
New Orleans, Louisiana 70112

RE: City of New Orleans - Master Plan
Land Use Designation - Bywater

Dear Council Members Clarkson and Palmer:

Considering your knowledge, interest and involvement in Bywater, we, the named endorsers of the attached letter sent directly to Ms. Yolanda Rodriguez, with the City Planning Commission, are sending a copy of same to you.

We consider this to be a very important issue for Bywater, and appreciate your time and consideration of the enclosed follow-up letter addressing zoning.

Sincerely,

See Attached
Residents of Bywater, New Orleans

cc: Chas W. H. S.

December 2, 2011

Yolanda Rodriguez, Executive Director
City of New Orleans City Planning Commission
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

RE : **Comments on Draft Comprehensive Zoning Ordinance**
Bywater Neighborhood

Dear Ms. Rodriguez and Planning Commission:

We are group of Bywater residents offering you our perspective and concerns about the proposed zoning for the Bywater Neighborhood - part of the Draft Comprehensive Zoning Ordinance which the City Planning Commission is about to address.

At the onset, we note that the Commission has apparently accepted a late letter on these issues from the Bywater Neighborhood Association board. Please note that our group submitted comments in a timely fashion on Land Density - as well as Zoning - which contained the endorsement of over two hundred (200) signatures, on October 20, 2011. We object to the BNA's untimely requests - which are not only late, but truly not representative of the neighborhood, as we will clarify below.

To the merit of the issues, we would like to address the very serious, detrimental aspects of the BNA position as set out in its "November 1, 2011" (dated) letter on zoning (spot zoning).

This change would not be appropriate. The BNA board is pushing for spot zoning throughout our entire neighborhood. More specifically, the BNA position would change sixty (60) properties, presently zoned residential (RD-3) to Commercial (HMC-2). What this change would mean to our residents is:

- * Loss of Parking
- * Increased traffic, especially truck traffic, but auto as well
- * Increased noise
- * Loss of privacy
- * Deliveries being made throughout the day
- * The potential for alcohol beverage outlets.

Continued...

Yolanda Rodriguez, Executive Director
December 2, 2011
Page two

There is no need for this change. Bywater presently has numerous areas of both neighborhood business and commercial zoning. Many are not being used as such and in some cases the buildings are sitting empty.

This change would not be fair. It is patently unfair to a person who purchased or resides in a home in a residential area to change the zoning of adjacent properties to "commercial" when these commercial uses can, and probably will have many negative impacts on the quality of life.

The BNA board position is irresponsible and not responsive to the community. The BNA board has not included the opinions of the owners of the corner properties cited in their letter nor of the neighbors of those properties. In fact, the BNA board is taking these far-reaching positions (allegedly on behalf of Bywater) without ever having openly discussed them since their new board was seated. When these issues on zoning and density were addressed previously, there was great opposition to these types of changes.

Change can be good - done properly. As we noted in our October 20, 2011 letter to you - which will be supplemented with additional endorsements at your next meeting, we are not opposed to change. We have in the past supported and continue to support zoning changes from residential to neighborhood business after due consideration along with input from affected property owners. We support the Rice Mills, Healing Center, Art Lofts, etc.. We oppose this present attempt at "blanket" spot zoning of Bywater by the BNA board, and respectfully ask you to not make these zoning changes.

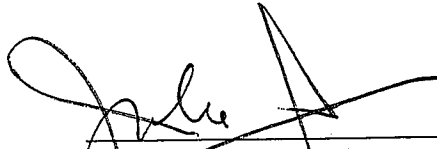
Signed,

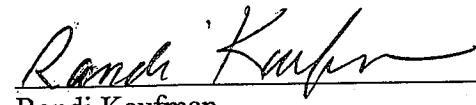
See following

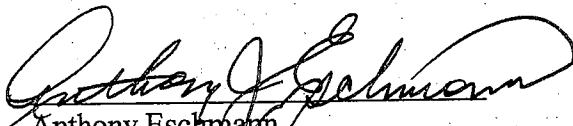
Originators of November 20, 2011 letter
All residents of the Bywater Neighborhood
(Please see following pages for these signatures)

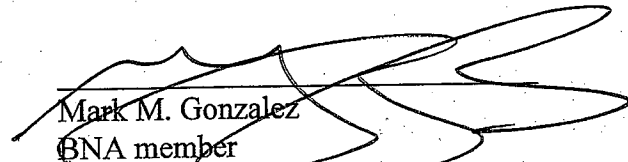
RE : **Comments on Draft Comprehensive Zoning Ordinance**
Bywater Neighborhood


Sincerely,

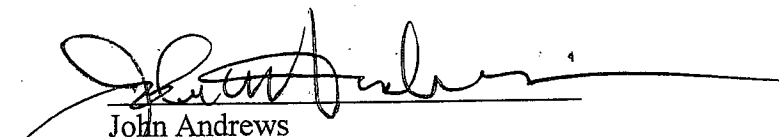



Julie Jones
BNA President 2008 and 2009
Board Member 5 years
Member since 1986

Randi Kaufman
BNA member
BNA Board Member, 2007-2009

Anthony Eschmann
Originating member of BNA
Board Chair - 9 years
Board - 13 years

Mark M. Gonzalez
BNA member

David Peltier
President - multiple years
Vice President - multiple years
Chair of over 8 Committees many years
1998 - awarded lifetime membership

John Andrews
BNA Board Member and Chair of
Zoning Committee 32 years (1978-2010)

Beverly Andrews
BNA member since 1975



BYWATER NEIGHBORHOOD ASSOCIATION
 PO Box 3191 New Orleans, LA 70117 bywaterpresident@bywater.org www.bywater.org

August 3, 2011

Via First-Class Mail and E-Mail

Kristin Gisleson Palmer
 Councilmember, District C
 City Hall
 1300 Perdido Street, Room 2W70
 New Orleans, Louisiana 70112

Re: Amendment of Future Land-Use Map for District C, Planning District 7,
 Bywater Neighborhood

Dear Councilmember Gisleson Palmer:

The Bywater Neighborhood Association ("BNA") hereby requests that you offer an amendment to the Future Land-Use Map for the Bywater Historic District to provide for medium residential and mixed-used land use for the Bywater neighborhood. Specifically, the BNA requests that you offer an amendment that would reclassify residential land use for Bywater from pre-war residential low density to **Pre-War Residential Medium Density**; change mixed-use low density to **Mixed-Use Medium Density**; and, change the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status to **Mixed-Use Medium Density**.

What we stand to lose:

Last year, before the Master Plan was adopted by the City Council, residents and property owners in Bywater requested the City Planning Commission and then the City Council to provide for medium residential and mixed-use density in Bywater. Letter to Yolanda Rodriguez from Mary Ann Hammett, et. al., dated April 5, 2010; In the Matter of Master Plan for the City of New Orleans, Louisiana, M-10-186, Petition of Smart Growth Bywater for Amendment to Master Plan of the City of New Orleans, Louisiana, July 2010. Those residents and property owners recognized the need for growth in the neighborhood, citing the many benefits that could be derived from increasing density, and knew that maintaining the status quo could not achieve that goal. They cited numerous studies, experts' opinions, and sound planning principles in support of their requests. They referred to the Planning Commission's own findings that Bywater is part of an historic urban core of neighborhoods that were populated around the same time; that have similar land uses, architectural characteristics, block and lot size; and that have residential and commercial uses interwoven on the same city streets. They noted, however, that these neighborhoods were not treated similarly in regards to density -- the Faubourg

Marigny having medium density and Bywater, separated from Marigny by a railroad track, having low density.¹

Although last year's BNA Board did not support the call for medium density in Bywater, it wanted all of the benefits that could be derived from increased density. Letter to City Planning Commission from John Guarneri, Chair, Board of Directors, dated June 15, 2010. This year's Board, however, has a new mandate – that of seeking to achieve medium density for the neighborhood so that Bywater may become a truly walkable, sustainable neighborhood with much-needed goods and services available to our residents.²

We are working hard to get a Canseco's grocery store on St. Claude in Bywater. Our efforts, however, are being stymied by lack of population. Mr. Canseco now has in hand a market survey that indicates that, given the population in the market area, the likely monthly income from the new store would be a little over half of what he needs to make it worth-while for him to open. Of course, we will be doing everything we can to make a Bywater grocery a reality, but we believe that medium density can go a long way in helping us achieve our goal.

In addition, as you are aware, we are working diligently to bring the N. Rampart/St. Claude streetcar line to Poland Avenue. As you are also aware, the Poland Avenue extension was not included in the Tiger grant application. We understand that the reason for this omission was that the population in the target area did not justify the investment. Again, medium density can make a difference in our efforts going forward.

Finally, as you probably have read, we are at risk of losing our post office because of lack of population. Medium density might help persuade the Post Office to delay a decision.

¹ We are aware that, in an e-mail sent August 2, 2011, to Chris Lorenzen, BNA President, and copied to you, members of your staff, and City Planning Commission staff, Chris Costello, President of the Faubourg Marigny Improvement Association, asserts that our decision to request medium density in Bywater was based, in part, on what the BNA Board "perceived to be a similar land use change in the Marigny." The Marigny land-use change, however, is not "perceived;" it is fact. The Future Land-Use Map for Planning District 7, adopted by the City Planning Commission and the City Council, shows the Historic Districts of Tremé and Marigny, including the rectangle, as being medium residential density.
https://www.communicationsmgr.com/projects/1371/docs/District%207_062210_adopted_11x17.pdf.

² In his e-mail, Mr. Costello notes that, "[i]n Marigny, we have decided to keep our density within the design parameters of our neighborhood (low)" and suggests that we do the same. What Mr. Costello has decided is best for Marigny, however, has no bearing on what is best for Bywater. Our residents' desire for the benefits that increased density in our neighborhood can bring informs the BNA Board's actions.

Why mixed-use medium density is necessary for parcels zoned for non-residential use and those with non-conforming commercial use status:

There is at least one parcel in Bywater that is currently zoned for non-residential use that, in the Future Land-Use Map, is depicted as being for residential use. The parcel located at 3828-40 Dauphine Street and 734 Alvar Street was recently re-zoned from RD-3, one- and two- family residential, to B1-A, Neighborhood Business. It appears inadvertent that this parcel is presently shown on the land-use map as residential.³ Other parcels, currently zoned residential and depicted on the land-use map as residential, are the sites of on-going businesses. Examples of such non-conforming commercial use include Markey's Bar at the corner of Louisa and Royal, The Country Club at 634 Louisa, two parcels at the corner of Clouet and N. Rampart, and Vaughan's at 800 Lesseps Street.

Why are we concerned? At the Council's regular meeting on Thursday, July 21, 2011, in Zoning Docket No. 31/11, the City Council accepted the City Planning Commission's recommendation for denial and denied David G. Millaud's request for a Zoning Change from an RS-1 Single-Family Residential District to a B-1 Neighborhood Business District because the land-use map showed that parcel as being for residential use only. The parcel had enjoyed non-conforming business use status for years, but that status was lost after a more than 6-month's period of being vacant after Katrina. According to Councilmember Guidry, the applicant would have to seek an amendment to the Master Plan to provide for non-residential land use before seeking a change in zoning. In that instance, the applicant could request an amendment to the Future Land-Use Map, since the amendment process had just opened up. But, after August 5, 2011, the deadline for requesting map changes to the Master Plan, that remedy will not be available for another year, if then.

It appears, then, that the City Planning Commission and the City Council intend to construe the Future Land Use-Maps strictly as dictating what zoning can be allowed. As the case of Dr. Millaud's request for a zoning change after the non-conforming use had expired illustrates, failure to identify current land use on the Future Land-Use Maps will create more problems for City Planning and the Council, especially if the City must endure another Katrina-like event and/or the fiasco of the State's Road-Home program. The Master Plan and accompanying Future Land-Use Maps were supposed to simplify land-use and zoning issues, not complicate them. Thus, we ask that you offer an amendment to the Future Land-Use Map for the Bywater Historic District that changes the designation of all parcels currently zoned for non-residential use or currently being used for non-residential purposes from low density residential to medium density mixed-use.

For the foregoing reasons, we respectfully request that you submit an amendment to the Future Land-Use Map for the Bywater Historic District reclassifying residential land use for Bywater from pre-war residential low density to Pre-War Residential

³ After residents and property owners raised the issue during the Master-Plan adoption process, the Future Land-Use Map for Bywater was changed to reflect commercial-type zoning designations.

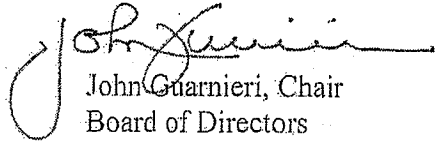
Councilmember Kristin Gisleson Palmer

August 3, 2011

Page 4

Medium Density; changing mixed-use low density to Mixed-Use Medium Density; and changing the designations of all parcels currently zoned for non-residential use and those currently having non-conforming commercial use status to Mixed-Use Medium Density.

Respectfully submitted,

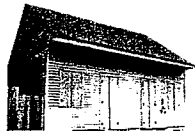
A handwritten signature in dark ink, appearing to read "John Guarnieri", is written over the typed name and title.

John Guarnieri, Chair
Board of Directors

cc: Yolanda Rodriguez, Director
City Planning Commission.



April 2010 Populations Per Block in Bywater / St. Claude Vicinity



BYWATER NEIGHBORHOOD ASSOCIATION
PO Box 3191 New Orleans, LA 70177 bywaterpresident@yahoo.com www.bywater.org

BYWATER PROPERTIES ZONED RD-3 HAVING NON-RESIDENTIAL USE

Address	Use	Sanborn Year	Sanborn Volume	Sanborn Sheet
701 Alvar	Bar	NA	NA	NA
801 Alvar	Office & Storage	1968	9W Reel 17	909
1001 Bartholomew	Store	1896	4	351
3000 Burgundy	Store	1937	9	905
3060 Burgundy	Store	1885	2	49
3126 Burgundy	Movie Theatre	1937	9	906
3137 Burgundy	Undertaker	1908	1	25
3145 Burgundy	Store	1937	9	914
3400 Burgundy	Corner Store	1908	1	30
3613 Burgundy	Store	1896	4	346
3614 Burgundy	Wood Shed/ Paint Store	1908/1937	1/9	36/908
4101 Burgundy	Corner Store	1937	9	918
4200 Burgundy	Corner Store	1937	9	920
4123 Burgundy	Store	1937	9	918
4235 Burgundy	Corner Store	1937	9	919
4301 Burgundy	Corner Store	1937	9	919
832 Clouet	Cabinet Shop	1893	4	144
900 Congress	Corner Store	1893/1908	4/1	136/31
941 Congress	Corner Store	1908	1	36
3100 Dauphine	Restaurant	1968	9W Reel 17	906
3400 Dauphine	Retail Bakery	1893	4	147
3404 Dauphine	Bakery Warehouse	1893	4	147
3528 Dauphine	Restaurant	1968	9W Reel 17	908
3611 Dauphine	Store	1896	4	346

Address	Use	Sanborn Year	Sanborn Volume	Sanborn Sheet
3620 Dauphine (742 Independence)	Corner Store	1893	4	148
3828-30 Dauphine	Corner Store	1908	1	35
3831 Dauphine	Corner Store	1968	9W Reel 17	909
3900 Dauphine	Corner Store	1896	4	349
4129 Dauphine	Corner Store Yellow Moon	1896	4	351
4201 Dauphine	Corner Store Jimmy's Grocery	1908	1	40
4229 Dauphine (800 Lesseps)	Corner Store Vaughan's	1896	4	352
4301 Dauphine	Corner Store	1908	1	40
627 Desire	Feed Warehouse	1968	9W Reel 17	908
629 Desire	Wholesale Pet Supplies	1968	9W Reel 17	908
900 Desire	Corner Store	1896	4	349
742 Independence	Corner Store	1896	4	348
840 Independence	Corner Store	1896	4	346
841 Independence	Corner Store	1896	4	346
901 Independence ¹	Corner Store	1908	1	36
1014 France	Try-Me Coffee Mills	1937	9	918
634 Louisa	The Country Club	NA	NA	NA
640 Louisa	Corner Store Markey's Bar	1896	4	326
805 Louisa	Store	1893	4	145
1001 Louisa	Corner Store	1893	4	145
701 Mazant	Corner Store	1893	4	149
740 Mazant	Corner Drugstore	1893	4	149
939 Montegut	Corner Store	1937	9	913
1001 Montegut	Store	1937	9	913

¹ Corrected 12/15/2011.

Address	Use	Sanborn Year	Sanborn Volume	Sanborn Sheet
3053 N. Rampart	Shed/NO Athletic Club	1896/1908	4/1	327/25
3065-67 N. Rampart	Corner Store	1893	4	143
3625 N. Rampart	Corner Store	1893	4	146
4133 N. Rampart	Corner Store	1908	1	41
622 Pauline	Commercial	NA	NA	NA
822 Piety	Foucheaux's Upholstery	1937-Mar. 1951	9	907
941 Piety	Corner Store	1908	1	31
738 Poland	Restaurant Jack Dempsey's	NA	NA	NA
801 Poland	Corner Store	1909	7	671
836 Poland	Store	1937	9	920
838 Poland	Corner Store	1908	1	40
900 Poland	Corner Store	1937	9	919
3020 Royal	Able Electrical Contractors Inc.	NA	NA	NA
3044 Royal	Olympic Club	1896	4	326
3100 Royal	Corner Store	1885	2	49_a
3431 Royal	Corner Store	1893	4	147
3929 Royal (700-702 Bartholomew)	Corner Store	1908	1	35

PD7-2.R

Paul Cramer

From: alice baker [atcasa@mac.com]
Sent: Wednesday, January 25, 2012 10:42 AM
To: Paul Cramer
Cc: Alice
Subject: keeping the Bywater low density

Hello,

I'm writing to express my interest in the Bywater remaining a low density area, keeping the neighborhood a good place to live; for walking, bike riding and good neighboring is of great importance. If builders/landlords are able to subdivide and or build housing for numerous tenants we risk overcrowding and degrading the friendly and peaceful nature that exists here. I believe absentee ownership of properties often leads to an out of sight out of mind mentality regarding care and maintenance. It would be far better for all to encourage individual ownership of properties which would then enhance the neighborhood with personal investment and involvement in everything ongoing in the area, including educational opportunities, services and local economic growth. I think it's important to consider the long term health of the neighborhood instead of what would surely be a short term economic boost for the community. New Orleans is now crowded with rental space, Woodward, Wight continue building at a break neck speed. Let's fill those places up before thinking we need housing in greater numbers.

I would also add that the more crowded the neighborhood becomes the more likely it is that the spirit of individuality that pervades the neighborhood will be quashed by those people without appreciation for the art, music and spirit that lives here now i.e. Bacchanal debacle (something that should not have happened as it did).

alice baker
maxinehardingdesign@mac.com

1/25/2012

From: Yolanda W. Rodriguez
Sent: Tuesday, January 31, 2012 1:48 PM
To: Paul Cramer; Christopher C. Mills; Geoffrey N. Moen
Subject: Fw: Bywater density and zoning

Fyi
Yolanda W. Rodriguez
Executive Director
City Planning Commission

Sent from my BlackBerry Wireless Handheld

----- Original Message -----

From: John or Beverly Andrews [mailto:wehatecomputers@cox.net]
Sent: Tuesday, January 31, 2012 10:36 AM
To: Yolanda W. Rodriguez
Cc: Kristin G. Palmer
Subject: Bywater density and zoning

Dear Ms. Rodriguez, Before the Feb 1st deadline to comment on the proposed land use maps I just wanted to reiterate one more time that there is massive opposition in the Bywater neighborhood to the increased density, both residential and commercial sought by the Bywater Neighborhood Association board and two other groups which are all run by the same small group of people. Do you realize that the BNA in it's quest to keep this quiet has dedicated only two lines of print in the Bywater News over the past year and a half to this issue and those two lines were small print in the Board minutes? On an issue that will have a major importance to our neighborhood that is all they wrote.

I am writing to you today on behalf of the 258 Bywater Neighbors, that in just 1 and 1/2 weeks before a previous deadline, signed up to ask that low density be retained and that upcoming zonings reflect the present low density of Bywater. Again I will state that in the past 15-20 years 126 doubles have been turned into singles. In a "built" neighborhood like Bywater where we have only about 7 stand alone building lots (4 of which are homeowners side yards) and about 6 empty and dilapidated buildings where would you expect all these new living units to come from? We all support the conversion of empty industrial buildings such as the Bywater Art Lofts and the Rice Mill into residential space and conversions such as these can be dealt with on a case by case basis with out having to blanket the entire existing low density residential and commercial areas with higher density land use and zoning.

In regards to the lately proposed Historic Urban Core land use designations for Bywater, Marigny, Tremé and the Quarter this seems to be grouping Bywater into the higher density neighborhoods. Marigny has been asking that their density levels be reduced to low density. Why is it that the City Planning Commission is apparently not listening to what the overwhelming majority of the residents of the neighborhoods want? Why is it that Bywater's land use designations are not kept at the existing low density designations as designated by the City Planning Commission itself just last year?

I realize that the land use designations are just guidelines for the upcoming zoning re write but it seems to us that Historic Urban Core is leaning towards increased density. For this reason we would ask that the BNA board's amendments for land use be completely rejected and that the present low density designations for both residential and commercial be retained. We would further ask that all of the zonings for Bywater be reflective of the primarily single and double low density existing land use and that business zonings reflect the current small neighborhood business land use.

Thank you for your time and we look forward to working with you on the upcoming zoning work so that we can protect the gains made over the past 35 years in turning Bywater from just a sleepy backwater of the 9th ward into what we think is one of the best neighborhoods in the city.

John Andrews

--

John or Beverly Andrews

Paul Cramer

PD 7-2.R

From: Julie Jones [jjones1@uno.edu]
Sent: Wednesday, February 01, 2012 4:42 PM
To: Yolanda W. Rodriguez
Cc: Kristin G. Palmer; Jackie B. Clarkson; Christopher C. Mills; Paul Cramer
Subject: land use in Bywater (District 7)

Yolanda W. Rodriguez

Director of City Planning

New Orleans, LA

Dear Ms. Rodriguez:

I write to reaffirm the position expressed in a letter I sent you on August 19th, 2011: I am **opposed** to any increase in density in Bywater. My earlier letter is appended below.

Thank you for your attention and best wishes,

Julie Jones

827 Louisa Street

New Orleans, LA 70117

cc: Kristin G. Palmer, Council Member

J.B. Clarkson, Council Member

Chris Mills, City Planning

Paul Cramer, City Planning

August 19, 2011

Dear Ms. Rodriguez:

2/6/2012

I write as a long-time resident of Bywater (26 years) and former president of the Bywater Neighborhood Association (in 2008 and 2009), that is, as someone who is committed to the neighborhood.

As I understand, the current board of the BNA has voted to request that density in Bywater be changed from low to medium even though, at a general meeting last year, there was overwhelming opposition to such a move. Curiously, this request comes at a time when Marigny is asking that its density be lowered.

I am writing you to voice my disagreement with the Board's decision. Such a change would allow the division of homes into smaller apartments and the construction of more and larger multi-family buildings. This would encourage developers to compromise the integrity of our historic buildings with a view to profit, lead to increased problems with parking—which involves not only inconvenience, but also questions of safety after dark for those of us who live alone--and change the character of Bywater as we know it. I believe that development in Bywater should focus primarily on restoring the blighted historical buildings that are part of the fabric of this nineteenth-century neighborhood and are at present an eye-sore. Yes, there is room for profit here, but that profit should not come at the expense of people who are invested in **living** in the neighborhood, not in making money off of it.

I would add that there is certainly a place for rental units in Bywater, but that we already have many and, with the Rice Mill and Art Lofts II, more coming; a big increase in renters always tends to destabilize a neighborhood.

There should be compelling reasons for changing a long-standing policy. In this instance, they do not exist. I urge you not to act on the call for change.

With thanks for your time and attention.

All the best wishes,

Julie Jones

827 Louisa Street

New Orleans, LA 70117

2/6/2012

Paul Cramer

PD 7-2.R

From: knittingduck@aol.com
Sent: Friday, January 27, 2012 4:06 PM
To: Yolanda W. Rodriguez
Cc: Kristin G. Palmer; Jackie B. Clarkson; Paul Cramer; mil@aol.com; Christopher C. Mills
Subject: density in Bywater

January 26, 2012

Dear Ms. Rodriguez:

This letter is being written to address the proposed change of Bywater from low density to Historic Core designations. I am a member of Bywater Neighbors First, an organization that participated in collecting the 258 signatures protesting the change from low density. I was an original member of the Bywater Neighborhood Association, served as chair of committees and was chairman of the board for several years. I have not renewed my membership this year because of the clandestine nature of the board and its actions. For example there is no mention of the change in density request other than a brief sentence or two in the minutes of one board meeting. This indicates to me that they know that they are acting against the wishes of the majority of Bywaterites. (And as cited before when an open discussion was held of the membership approximately 80% were opposed; a fact which the current board chooses to ignore.)

I have pondered the changes that you and your staff have suggested for the Bywater area. I regret that I cannot endorse them as they do not protect us from developers who are trying to destroy our Bohemian neighborhood by increasing density and bringing in as much commercial business as possible without regard for the negative impact it will have on our lives, delicate infrastructure or property taxes.

"...the character and scale of 18th through mid-20th century residential areas..." includes apartment buildings that are not in character with the tout ensemble of the neighborhood and are exactly what we don't want. The few that exist now are unattractive brick buildings that indicate cheap 50's and 60's construction when the city had written this area off for industrial development.

Phrases such as "...town homes and small multifamily structures..." and "A variety of types and sizes of development may be appropriate." indicate to me that developers will have free range to destroy existing structures and build monstrosities that will house many more than our fragile old neighborhood can deal with. It is a mystery to me why the CPC would go to such lengths to satisfy a vocal minority when it is clear that a majority of people living in the area do not support this concept.

On a related issue we wondered why the 800 block of Poland, uptown side, had been re-designated as commercial when it is now 100% residential. Comments were made at the meeting last summer but not addressed in the land use map. During the meeting 1-10-12 you told Ms. G. Bomboy of Faubourg Marigny that her comments had not been addressed because they were not in the form of an amendment. This was certainly unclear as we were under the impression that our comments would be addressed after that first meeting.

Ms. Bomboy is certainly known as a community activist and has served on the Board of Zoning Adjustments and I have been involved in zoning since being elected to the board of the BNA in the mid 1990's. There are several others with whom I have spoken who have more experience than I and labored under this error. This indicates that the information regarding this process was not presented as clearly as it might have been.

As has been pointed out in every meeting that I have attended regarding this issue Bywater is the only neighborhood whose "representatives" have solicited higher density. Their delusions that returning to the early 1900's indicates a total lack of knowledge of history and no understanding of the evolution of the American Dream. No one wants to live in a shot gun double with 5 children sharing one or two bedrooms, no air conditioning and using chamber pots.

It is my opinion and request that you should stand by your original designation of low density and not give sway to a very vocal minority.

Yours truly,

Anthony J. Eschmann
 822 Lesseps St.
 504-301-3772

1/27/2012

Paul Cramer

PD 7-2.R

From: Yolanda W. Rodriguez
Sent: Wednesday, January 25, 2012 10:37 AM
To: Paul Cramer
Subject: Fw: low density in Bywater

Fyi
Yolanda W. Rodriguez
Executive Director
City Planning Commission

Sent from my BlackBerry Wireless Handheld

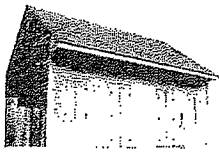
From: alice baker [mailto:atcasa@mac.com]
Sent: Wednesday, January 25, 2012 10:30 AM
To: Yolanda W. Rodriguez
Subject: low density in Bywater

Hello,

I'm writing to express my interest in the Bywater remaining a low density area, keeping the neighborhood a good place to live; for walking, bike riding and good neighboring is of great importance. If builders/landlords are able to subdivide and or build housing for numerous tenants we risk overcrowding and degrading the friendly and peaceful nature that exists here. I believe absentee ownership of properties often leads to an out of sight out of mind mentality regarding care and maintenance. It would be far better for all to encourage individual ownership of properties which would then enhance the neighborhood with personal investment and involvement in everything ongoing in the area, including educational opportunities, services and local economic growth. I think it's important to consider the long term health of the neighborhood instead of what would surely be a short term economic boost for the community. New Orleans is now crowded with rental space, Woodward, Wight continue building at a break neck speed. Let's fill those places up before thinking we need housing in greater numbers.

Thank you,
alice baker
maxinehardingdesign@mac.com

1/25/2012



BYWATER NEIGHBORHOOD ASSOCIATION
PO Box 3191 New Orleans, LA 70117 bywaterpresident@yaho.com www.bywater.org

February 1, 2012

Via E-Mail

Ms. Yolanda Rodriguez, Director
City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

Re: Comments on Preliminary Staff Report, 2011 Master Plan
Proposed Amendments, Bywater Neighborhood

Dear Ms. Rodriguez:

The Bywater Neighborhood Association ("BNA") has reviewed the Preliminary Staff Report for the 2011 Master Plan proposed amendments and is pleased to say that the BNA endorses the changes recommended in the report that relate to Bywater. In addition, the BNA offers two suggested additions to the Historic Core Residential Range of Uses section, as set out below.

Request No. PD 7 - 2.R, submitted by Councilmember Kristin Gisleson Palmer, regarding the entire Bywater neighborhood, was to change residential and mixed-use land use from low to medium density. The BNA believes that the staff has done an excellent job of incorporating the New Orleans Master Plan's Neighborhood Character Study into a new land-use scheme designating residential areas as Historic Core Residential and mixed-use areas as Historic Core Mixed Use without regard to density designations used in other parts of the City. Adding Bywater to the "Historic Core" and including it in the new historic core land-use designations recognizes that, historically, Bywater was among the first faubourgs formed in the City of New Orleans and is consistent with the cultural and architectural make-up of our neighborhood. It also reasonably places our neighborhood in the same land-use designations as similarly-situated neighborhoods, such as the Vieux Carré, Faubourg Marigny, and Tremè. The BNA also concurs with the City Planning Staff that this change will aid Bywater in its continuing revitalization and that Historic Core land-use designations, as well as future zoning regulations, will encourage the betterment of Bywater.

The BNA also supports the adaptable development character of the Historic Core designations themselves and applauds the application of these broad designations to allow the City to avoid spot mapping on the future land use map. We agree that future zoning ordinance changes can deal with any particular issues that arise in the neighborhood.

The BNA agrees with the staff's recommendation that the Historic Core end in Bywater at St. Claude Avenue, which, we assume, means both the river and lake sides of the street. To restrict the Historic Core in Bywater to the area bounded by St. Claude Avenue, the Inner Harbor Navigation Canal, the Mississippi River, and Press Street will allow the neighborhoods north of St. Claude to focus on the similarities that bind them historically, culturally, and architecturally.

The new Historic Core Residential Range of Uses provision contains the following language: "Neighborhood-serving businesses and traditional corner stores may be allowed where current or former commercial use is verified." This language was incorporated from a recommended text change to Pre-War Residential Medium and Low Density, Text Amend. 10.4, at page 23, which provides as follows: "Under Range of Uses for PRE-WAR RESIDENTIAL LOW DENSITY and PRE-WAR RESIDENTIAL MEDIUM DENSITY, change text as follows: ~~Traditional corner store/businesses~~ Businesses and traditional corner stores may be allowed where current or former commercial use is verified."¹ The new language provides an "interpretation [that] was the original intention, as historic commercial buildings are sometimes found mid-block. This language change would remove ambiguity." The BNA agrees that this change is needed and appreciates its inclusion under Historic Core Residential.

The staff also recommends two other text changes, Text Amends. 10.3 and 10.5, at pages 22-23, to Pre-War Residential Low Density but does not incorporate those changes under Historic Core Residential. The BNA believes that those omissions are inadvertent, as the same reasons exist for their inclusion under the new Historic Core Residential as exist for their inclusion under pre-war low density.

Text Amend. 10.3, p. 22: "Under PRE-WAR RESIDENTIAL LOW DENSITY, make the following text change under Range of Uses: New development generally limited to single- or two-family dwellings, and preservation of existing ~~three- to four-family~~ multi-family buildings."

This suggested change would make it more possible to keep in commerce existing multifamily structures that may have lost a non-conforming use due to vacancy. Such cases frequently come to the City Planning Commission— buildings that have historically housed several dwelling units but have been vacant for an extended time. When the owners try to refurbish the structures, they find that the zoning will only allow a reduced number of units. The owners are then faced with the choice of demolition, creating fewer units - which can be financially unworkable - or seeking a zoning change, which as written now would not be supported by the Master Plan.

¹ We recognize that the language of the Historic Core Residential provision has a modifier "Neighborhood-serving" in front of "business" not found in the suggested text change for pre-war low and medium density. The reasoning behind the new wording, however, is the same.

Text Amend. 10.5, at page 23: "Under PRE-WAR RESIDENTIAL LOW DENSITY, . . . add the following text under Range of Uses: Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings."

This suggested text addition would accommodate the potential adaptive re-use of larger historic non-residential buildings of architectural value in these neighborhoods, such as former schools and churches. While this text changes would not address the construction of new structures for multifamily housing, it would allow potential re-use of buildings that contribute to the neighborhood, but might otherwise face demolition without a financially feasible redevelopment model.

Because the reasons stated for proposing these changes to the text of Pre-War Residential Low Density argue for their inclusion under Historic Core Residential, the BNA submits that they should be included under Historic Core Residential, Range of Uses, which would read, in its entirety, as follows:

Single- and two-family residences, townhomes, small multifamily structures and preservation of existing multifamily buildings. Neighborhood-serving businesses and traditional corner stores may be allowed where current or former commercial use is verified. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings. Supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Finally, we note that the staff previously proposed specific individual changes to the Future Land Use Map, and the BNA submitted comments on those changes on December 15, 2011. The staff did not address those proposed changes in its preliminary report. The BNA stands by its comments on those specific individual changes to the extent that they relate to changing land-use designations from residential to mixed use and vice versa.

The BNA thanks the City Planning Staff for its hard work and ingenuity in crafting new land-use categories that include Bywater in the Historic Core of New Orleans. We ask that the City Planning Commission approve the staff's recommendations for Bywater with the additions suggested by the BNA.

Respectfully submitted,



John Guarnieri, Chair
Board of Directors

cc: Councilmember Kristin Gisleson Palmer

PD 7-4R



August 3, 2011

Lucinda Flowers
City of New Orleans City Planning Commission
1340 Poydras Street, 9th Floor
New Orleans, LA 70112

RE: Desire Public Housing – Future Land Use Amendment

Dear Ms. Flowers:

The Housing Authority of New Orleans (HANO) is the owner of a certain piece of land in New Orleans, bounded by Piety, Higgins, Alvar and Agriculture, known as the Desire Public Housing Site (the site). HANO redeveloped the site post-Hurricane Katrina into a mixed income community as part of the U.S. Department of Housing and Urban Development (HUD) HOPE VI Revitalization Plan. As part of this revitalization effort, HANO has issued a 99-year ground lease to the developer of the site, Michaels Development Company.

The site is currently designated as Residential Pre-War within the New Orleans Master Plan Future Land Use Map (FLUM). To ensure the greatest flexibility in continuing the revitalization of this neighborhood and providing its residents with the possibility of extensive neighborhood services, HANO authorizes Michaels Development Company to submit an amendment request changing the designation of this site to Mixed Use Medium Density.

Should you have any questions, please contact Laura Tuggle, HANO's General Counsel, at (504) 670-3388.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gilmore", is written over a large, stylized, circular flourish.

David Gilmore
Administrative Receiver
Housing Authority of New Orleans

PD 7-6R

Paul Cramer

From: Chris Costello [president@faubourgmarigny.org]
Sent: Tuesday, July 19, 2011 10:02 AM
To: Paul Cramer
Cc: Nicole Webre; Kristin G. Palmer; Trevor K. Theunissen; Secretary FMIA
Subject: Marigny's Low Density

Hi Paul,

We had communicated in the past about the mix up with the land use for the Marigny. At the time, the triangle was designated Medium Density and the rectangle was designated Low Density. We feel that having two different land uses for the neighborhood is inconsistent with the neighborhoods' congruent creation and overall structure such that both sides should be the same land use: Low Density.

This was brought to City Planning's attention during the meetings but the result was making both sides Medium Density. This was based on units per acre. We believe that the numbers are not correct because they take into account buildings that are the exception (mistake) rather than the rule in the triangle (and rectangle). Specifically, Christopher Inn and the two apartment complexes and one condo complex all of which house more people than is typical. The complexes all occupy the space of a double shotgun which may normally house up to 2 units yet they have between 8 – 10 units per building. Christopher Inn by nature of its multiple floors and foot print has a significant number more. These properties as well as others that have more units than the lot and/or building was designed for skew the numbers to give the impression that our pre-war neighborhood is incorrectly medium density. The rectangle has similar complexes that skew the numbers.

The descriptions below for Low and Medium density only differ in the number of units per acre and we feel that our neighborhood is best represented by the true numbers that remove inconsistent properties that were built before our highly successful zoning was instituted (or incorrectly allowed).

As we are learning, blanket increasing the density above the intended density (based on the structures and how the neighborhood was build) has unintended consequences that quickly evolve into quality of life issues with little to no remedy because the remedy requires significant capital outlay. Parking is a case in point. The condonization of buildings in another that actually may kill a neighborhood because the owners are not full time residents. The French Quarter has already experienced this phenomena.

As a neighborhood we are proactive and willing to try new approaches to make our neighborhood better. We are supportive of condo/apartment complexes such as the ones that was proposed for Elysian Fields and Esplanade Avenues as infill development which balanced the increases in density with appropriate constraints to ensure it mitigates quality of life concerns and issues. These types of developments are better suited for conditional use so each project can adjust to the unique issues of its surroundings, the public can have input and constraints can be issued to avoid issues in the future.

It may appear on face value that this change to Medium Density is inconsequential since it is the zoning that dictates the use but the fact is that when applicants ask for zoning variances everyone will default to the land use for guidance which is why this change is necessary.

I apologize if you have already instructed me on how we may correct this but please refresh my memory.

Thanks,

9/8/2011

Chris

"PRE-WAR RESIDENTIAL LOW DENSITY

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing three- to four-family buildings. Traditional corner store/businesses may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (i.e., schools and places of worship) also allowed.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre. "

"PRE-WAR RESIDENTIAL MEDIUM DENSITY

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Traditional corner store businesses may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities allowed (i.e., schools and places of worship).

Development Character: New development will conform to the general character and scale of surrounding neighborhoods. A maximum of 36 dwelling units/acre allowed. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. "

Chris Costello
President
Faubourg Marigny Improvement Association


Top 10 Great American Neighborhood - American Planning Association, 2009

504-710-8789 (cell)
888-312-0812

president@faubourgmarigny.org

visit us at: www.faubourgmarigny.org

PD 7-7R

 You replied on 10/26/2011 10:20 AM.
CPCinfo**From:** mary ramsey [info@bananacourtyard.com]**Sent:** Tue 10/25/2011 11:43 PM**To:** CPCinfo**Cc:****Subject:** Gov. Nichols St. Wharf**Attachments:**

To whom it may (or may not) concern in city government.

If I remember correctly, the City's Master Plan says this land be used for Recreation and Parks. Now, I hear that the Port of New Orleans has requested this be used for maritime services.

Didn't we fight this battle before and win about the cold storage facility?????

Hello! Moonwalk and Woldenberg parks are developed and the soon to be completed new Riverfront Crescent Park means these areas open the riverfront for public use which has never been opened before. It just is common sense to join these areas.

Please do not change this area to maritime use.

The reasons remain the same as the objections that were agreed to to block the cold storage facility:

>> It's the most dangerous spot on the River for collisions of marine vessels. REMEMBER the boat hitting the Hilton Towers and Riverfront shopping center?


>> Street traffic would be intrusive to both historical neighborhoods involved, The French Quarter and Faubourg Marigny

>> Let's have for residents and for tourists a continuous walkable riverfront .

Mary Ramsey

Faubourg Marigny resident

PD 7-7R

 You replied on 10/21/2011 11:31 AM.**CPCinfo**

From: David Peltier [d1319dec@cox.net]
To: CPCinfo
Cc:
Subject: Master Plan. Governor Nicholls St. Wharf
Attachments:

Sent: Fri 10/21/2011 11:12 AM**Cold Storage, New Orleans**

This was a fight the citizens fought and won. The area in question is on the river at the foot of Esplanade Ave called the Governor Nicholls Street Wharf. The new City Master Plan indicates that this land be used for Recreation and Parks. HOWEVER, the Port of New Orleans has requested this be used for maritime services. This is not a good idea.

Presently there is a park one side, Moonwalk and Woldenberg parks. On the other side is the soon to be completed new Riverfront Crescent Park (name to be determined). These two areas open the riverfront for public use which has never been opened before. Why not join these two areas as is the scope of the existing master plan.

Please do not change this area to maritime use.

Why?

1. Street traffic would be intrusive to both historical neighborhoods involved, The French Quarter and Faubourg Marigny if they are servicing this area as was clearly demonstrated during the Cold Storage fight
2. This is considered by the maritime industry as the most dangerous spot on the River for collisions of marine vessels. Why chance another ship hitting vessels moored at this dangerous location.
3. Leaving this as public parks opens the areas on either side to one continuous public and a walkable riverfront

David Peltier

504-948-7330



To: Paul Cramer, Planning Administrator City Planning Commission

From: Alexandre Vialou, FMIA President

Date: 12/15/2011

Re: FMIA Response to the Proposed Staff and Public Amendments to the Master Plan.

Paul Cramer,

Please find below the FMIA responses to the proposed amendment requests to the Future Land Use Map. It was difficult to see the exact locations of some of the lots considered. So we would appreciate if you could provide us with the exact addresses for each of these amendments. The positions below are based on our best guesses for the location of these amendments.

Regards,

Alexandre Vialou

FMIA President

president@faubourgmarigny.org

1 Proposed Staff Substantial Amendments:

Amendment 16:

Location: Corner lots of Burgundy and Frenchmen Streets on the lakeside and downriver side (where Doerr Furniture is).

Proposed Change: from Residential Low Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the Residential District Overlay (RDO) zoning.

Amendment 46:

Location: Adjacent lot to James Michalopoulos on Chartres Street between Elysian Fields and Marigny.

Proposed Change: from Mixed Use Low Density to Residential Medium Density Pre-War.

Position: Accept. This change is consistent with the RDO zoning.



Amendment 47:

Location: Lot between Decatur and Chartres on the Upriver Side of Mandeville Street.

Proposed Change: from Mixed Use Low Density to Residential Medium Density Pre-War.

Position: Accept. This change is consistent with the RDO zoning.

Amendment 48:

Location: Several lots between North Rampart and St. Claude Avenue between St. Roch Avenue and Franklin.

Proposed Change: from Mixed Use Medium Density to Residential Medium Density Pre-War.

Position: Accept. This change is consistent with the RDO zoning.

Amendment 49:

Location: Several lots between North Rampart and St. Claude Avenue between Port and St. Ferdinand.

Proposed Change: from Mixed Use Medium Density to Residential Medium Density Pre-War.

Position: Accept. This change is consistent with the RDO zoning.

Amendment 50:

Location: Lot between Elysian Fields and Marigny on the River side of Burgundy (where Robert A/C is located).

Proposed Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.

Amendment 51:

Location: Lot on the lakeside of Chartres Street between Elysian Fields and Marigny. **Proposed**

Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.



Amendment 52:

Location: Corner lot on the lakeside and downriver of Chartres and Port Streets (sound café).

Proposed Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.

Amendment 61:

Location: Adjacent lot next to Frankie and Johnnie on Franklin Avenue.

Proposed Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.

Amendment 62:

Location: Corner lots on Lake side and upriver of St. Roch and North Rampart (Healing Center Parking Lots + the two residential house surrounded by them on North Rampart) **Proposed**

Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.

Amendment 63:

Location: Several lots located on the downriver side of St. Ferdinand between North Rampart and St. Claude (commercial looking building).

Proposed Change: from Residential Medium Density Pre War to Mixed Use Low Density.

Position: Against. This change is not consistent with the RDO zoning.

2 Submitted Public Requests:

Amendment 3-R:

Location: Press Streets lots owned by NOCCA from Royal to middle of the lot between North Rampart and St. Claude (Sponsor: NOCCA).

Proposed Change: from Parkland and Open Space to Mixed Use Low Density.

Position: Under Review



Amendment 6-R:

Location: All area in the Faubourg Marigny.

Proposed Change: Change all Residential Medium Density Pre-War to Residential Low Density Pre-War (Sponsor: Cmbr. G. Palmer per FMIA).

Position: Accept. The FMIA is willing to revisit the CZO has to create a zoning consistent with the low density land use decision for the entire neighborhood.

Amendment 7-R:

Location: Esplanade Wharf.

Proposed Change: from Parkland and Open Space to Industrial (Sponsor: Port of New Orleans).

Position: Against.

PD7 - MULTI

Paul Cramer

From: shea@luckistar.com on behalf of Shea Embry [shea@neworleansintown.com]
Sent: Wednesday, November 02, 2011 5:41 PM
To: Paul Cramer; Yolanda W. Rodriguez; Kristin G. Palmer; cpcinfo@nola.com
Subject: Re: Even More signatures CZO suggestions

We, the undersigned, respectfully submit the request that follows to modify the proposed CZO: (total so far... 125 people asking for the suggested revisions)
Michael Valentino

On Wed, Nov 2, 2011 at 2:49 PM, Shea Embry <shea@neworleansintown.com> wrote:

We, the undersigned, respectfully submit the request that follows to modify the proposed CZO: (total so far... 124 people asking for the suggested revisions)

Dosh Woods
Heather Dornier
Bryan Block
Randy Culpepper
Ralph Dominique
Rosie Vernaci
Mike Marks
Mike Johnson
Ryan Rivers
Danny McCarthy
Terry McCarthy
Doug Holloway
Amy Arthur
Chris Lee
Cassie Bienvenu
Justin Oubre
Candence Bienvenu
James McCarthy, Sr.

On Wed, Nov 2, 2011 at 8:21 AM, Shea <shea@luckistar.com> wrote:

Yvette laPlace
Martha Diaz
Jeff Underwood
Scott Discon
Kelly Campbell
Joseph Meissner
Ellen Waguespack
Julie Seversin Merritt
C. Scott Williams

Shea Embry
Shea@neworleansintown.com
504-324-1240

Sent from my iPhone

On Nov 1, 2011, at 9:19 PM, Shea Embry <shea@neworleansintown.com> wrote:

Please add the following names to the list of people who are submitting the following letter:

Pres Kabacoff
Lillie Eyrich
Phillip Cobb
Liz Swanson

There are more names coming in.....I know that the deadline is today, but I will forward other names as I get them. Thank you for ALL your work.
Shea

On Tue, Nov 1, 2011 at 8:38 PM, Shea Embry <shea@neworleansintown.com> wrote:

We, the undersigned, respectfully submit the request that follows to modify the proposed CZO:

Bywater residents and property owners:

Shelton Pollet, Jr.
Jeff Thomas

ES Jeff and I support the below changes to the CZO. We have studied most of the issues surrounding the CZO and would like to lend our support to the effort more dense designation. Initially we had some reservations but the below we can both support. neighbors enjoying the BYWATER shelton j pollet jr and

11/3/2011

Cam Mangham
Shea Embry
Will Mangham
Karin Peri-Ramos
Kevin Viverata
Doug Brantley
Carolyn Leftwich
Michael Bolan
Lynn Latham
Bernard Latham
Harold Gee
St. Joyce Hanks
Billy Chapman
Fanafi Chapman
Rachelle Ramos
Kristina Ramos
Fay Sanchez
Terrence Turnstall
Lanie Dornier
Mark Thompson
Lynn Burns
John Mangham
Robin Podesta
Jacklyn McCabe
Helen Krieger
Sean Cummings
Annette Chioma
Sally Cobb
Brandi Tracy
Tracy Talbot
Wyllene Franklin
James McCarthy
Eric Laursen
Becky Laursen
Ruth Bodenheimer
Shawn Barney

People who do business in or frequent Bywater

Bob Mangham
Page Knapp
Joanne Schmidt
Annie Hendrix
Simon Blake
Walter Santemore
Lani McWilliams
Angela Woellmer
Sandy Markman
Beverly Penninger
Alyson Young
Dick Young
Sandy Young
Jillian Shingledecker
Martha Madden
Cosmas Jeffries
Tim Lawrence
Mary Mouton
Dani Jones
Nina Rojas
Lori Rojas
Brenda Laura
Jenn Mortz
John Mortz
Jay Bordelon
Ginger Bordelon
Jay Hamilton
Garrett Bludau
Emilie Bahr
Ciara Burkhalter
Michael Burkhalter
Danny McElmuray
Lydia Wheaton
Paul Stahls
Paul Stahls, III
Peggy Stahls

Paula Kvista
 Sarah Drake
 Rose Vines
 Courtland Verdun
 James Johnson
 Anthony Johnson

Thank you for your consideration of the following changes to the CZO:

- 1) RIV: please further define the RIV Node to include the intersection of Chartres and Piety, which is the location of the bridge entering the Crescent Park, Include the intersection of Mazant and Chartres, which is the entrance to the park. Delete Poland and Chartres, there is no entrance to the park.
- 2) RIV: please further define the RIV as 75' with no more than 6 stories.
- 3) RIV: please further define the RIV, "if the property is within the boundary described as a "Node", the height limit is 75' with no more than 6 stories as long as all other requirements are met as described in 18.9. If the property is outside the 2 block Node, the property can be developed to 75' only with Administrative approval by the Director of City Planning.
- 4) R-5: Please be more detailed about protecting the entrance to the park for pedestrians and cyclists, allowing safe and free ingress and egress. If the site is changed to Industrial and the entrance is used heavily for trucks, it will create an unsafe situation for park users. Require that there is no entrance to the port from Mazant and Bartholomew, the only entrance will be from the port of embarkation, with this exception: in the event a streetcar is added to the riverfront park, the streetcar shall be allow to extend to the port.
- 5) MU-1: Currently most of the property suggested for an MU-1 Zoning is either LI, C1, or C1A. The current height limits for those zoning is 75' and higher, as long as they also meet other zoning requirements. Please consider: Including a height limit of MU-1 to be 75' with 6 stories maximum, rather than the current suggestion of 40' with 3 stories maximum. *(Reducing the height limit to 53% of what is currently allowed jeopardizes the property owner's investment but more importantly the ability to add the much needed density to the Bywater neighborhood. There are only a few areas that would be able to extend to the 75' due to the proximity to residential property and the size of the parcels. However, those larger parcels that do have the ability to add height, therefore add density, needs to be protected for future enhancement of the neighborhood. Even in the most recent letters objecting to higher density the author of the letter sited larger Light Industrial parcels such as the Art Lofts and the Rice Mill as the type of infill housing and commercial development that is most needed and most acceptable for future development. "We endorse thoughtful developments such as the Art Lofts, the Rice Mill and the Healing Center." Mark Gonzalez in a letter to planners dated 10/20/11)*
- 6) Chartres Street: Chartres Street is a main corridor that is positioned to be developed into Mixed-Use Medium Density. With the new Master Plan, we have an opportunity to extend an extraordinary Mississippi Riverfront downriver, past NOCCA and into the Bywater neighborhood. The planners have included almost all of the land in a zoning that would allow higher density with Mixed-Use. Please consider including ALL land on Chartres in the Mixed-Use Medium Density and allow ALL of Chartres to become developed as a Main Corridor. The section between Clouet & Piety are currently listed as Residential Low Density Pre War. While these parcels are all residential houses, they are similar to other residential houses along Chartres that are listed as Medium Density Mixed-Use. Please consider changing so that Chartres Street will be fully available for Mixed-Use.
- 7) Historic Core vs. Historic Urban: The Bywater neighborhood, established in 1807, was, until the 1960's, a densely populated area with mixed-use throughout the neighborhood, featuring corner stores, industrial uses, as well as single and multi-family residential. When the City established a "blanketed" zoning change for most all of Bywater as "two family residential", the result was an elimination of the long held corner stores that assured higher density as well as a "walkable" neighborhood. While the effort on behalf of the City and a few of the residents of Bywater was to protect the historic character, the effect today is a density so low that when market studies are completed, the reports suggest that businesses will not be able to survive due to the low density. This is problem for Bywater. The ONLY way to assist in increasing the density is to create a Master Plan that provides for future growth. Please consider: Include Bywater in the HISTORIC CORE, for residential as well as commercial, where it belongs.

Respectfully submitted,

Shea Embry
 9th Ward for Life

—
 Shea Embry, Broker
 INTOWN REALTY, llc
 Where Knowledge & Experience Matter
 901 Bartholomew Street
 New Orleans, LA 70117
 504-324-1240 ph

504-324-1354 fx
shea@neworleansintown.com
www.neworleansintown.com

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